



- Pretty Victorian Semi Detached Cottage
- Comfortable 2 Bedroom Accommodation
- Outskirts of Town Short Drive from Town Centre
- Cosy Lounge and Separate Dining Room
- Sunny South Facing Garden & Sun Deck
- PARKING
- Smart Modern Shower Suite
- Extended to form Generous 'L' Shaped kitchen
- Well Placed for School & Buses
- Gas C/Heating & D/Glazing

19 Bettsworth Road, Ryde, Isle Of Wight, PO33 3EP

£199,950

A classic Victorian semi detached cottage tastefully extended to the rear forming handy additional space. The property retains the traditional two formal reception room layout and now has a larger than usual 'L' shaped kitchen which overlooks the sunny south facing garden to the rear. This includes a main lawn with shrub borders and a sun deck ideal for tables and chairs to enjoy the sun of this ideally orientated garden. To the front is the off road parking hardstand for a vehicle which as we all know is a particularly essential attribute for modern living. The position has bus routes close by and Ryde's newest junior school is just along the road and well within walking distance saving you from the morning school run traffic. Families may also find the local recreation park a handy place for their children to play in safety. The main town centre of Ryde is roughly a 5 minute drive away and offers a broad selection of retail shops a supermarket and several other essential facilities. Closer still is a convenience store to cover any needs for daily incidentals.



Accommodation

Entrance Lobby

Dining Room

10'8" x 9'6" (3.25 x 2.90)

Lounge

10'6" x 10'6" max (3.20 x 3.20 max)

Kitchen

17'3 max x 9'4 max (5.26m max x 2.84m max)
'L' Shaped room

Shower Room

6'2" x 4'10" (1.88 x 1.47)

Landing

Loft access.

Bedroom 1

12'0" x 10'9" max (3.66 x 3.28 max (3.65 x 3.27))

Loft hatch

Bedroom 2

12'6 max x 10'6 max (3.81m max x 3.20m max)

'L' Shaped room

Gardens

The frontage is laid to concrete as a parking hardstand. A gated side access leads to the South facing rear garden. A raised sun deck overlooks the main lawn edged by shrubs. A paved pathway meanders down the garden to the meet the garden shed. The shed has power to it. Garden tap. Fence boundaries enclose the garden.

Parking

Space for a vehicle at the front hardstand.

Council Tax

BAND B



Flood Risk
Very Low Risk

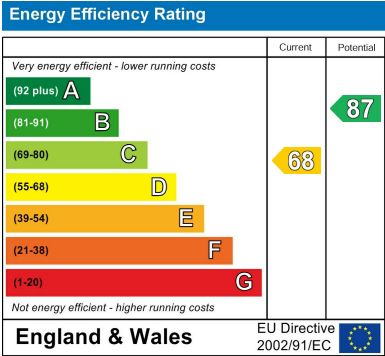
Broadband Connectivity
Wightfibre and Openreach networks. Up to ultrafast fibre available

Mobile Coverage
Coverage from O2. Limited coverage from EE, Vodafone and Three

Construction Type
Cavity wall build.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



GROUND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing: Date Time