



- Classic Semi Detached Town House
- Well Placed for Buses, Trains & Town Centre
- Lawned Rear Garden
- On-Street Parking
- Comfortable 3 Bedroom Accommodation
- Separate Dining Room
- Upstairs Bathroom
- Pretty 12'0 Lounge
- Interesting Townscape of Ryde
- Gas C/Heating & Double Glazing

7 Abingdon Road, Ryde, Isle Of Wight, PO33 2RR

**£229,950**



Situated in a tranquil side road in the heart of central Ryde, this charming Victorian semi-detached house offers a delightful blend of classic architecture and modern living. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for a young family or anyone seeking the convenience of a central location.

The interior has been thoughtfully remodelled to create a more engaging layout, featuring a cosy lounge that invites relaxation and an upstairs bathroom that adds to the practicality of the home. The overall presentation of the property is commendable, ensuring that it is ready for you to move in and make it your own.

One of the standout features of this home is its exceptional connectivity. Both bus and train services are just a stone's throw away, providing easy access to island-wide travel and direct links to the mainland, including Portsmouth and Southsea. This makes it an ideal choice for those who commute or enjoy exploring the surrounding areas.

In summary, this Victorian semi-detached house in central Ryde is a well-presented property that combines comfort, style, and convenience. Whether you are a young family or someone who appreciates the benefits of a central location, this home is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this charming residence your own.



# Accommodation

## Entrance Hall

## Dining Room

12'0" x 10'11" plus recess (3.66m x 3.33m plus recess)

## Built-in Storage

## Lounge

12'0" max x 10'11" (3.66m max x 3.33m)

## Kitchen

14'10" x 6'11" (4.52m x 2.11m)

## Landing

Access to loft via pull down ladder.

## Bedroom 1

12'0" including wardrobes x 10'11" including wardr (3.66m including wrdrobes x 3.33m including wardrtob)  
Loft Hatch.

## Built-in Boiler Cupboard

## Bedroom 2

9'11" x 7'0" (3.02m x 2.13m)

## Bedroom 3

8'6" x 7'7" (2.59m x 2.31m)

## Bathroom

8'5" max x 6'5" max (2.57m max x 1.96m max)  
'L' Shaped

## Gardens

The shallow frontage has a walled boundary. Gated side access to rear garden. The main area is laid to lawn and edged by the occasional shrub. Concrete patio area. Garden tap. Garden shed.

## On Street Parking Only

## Council Tax

BAND B





**Tenure**  
Long Leasehold. 999 years from 29/9/1901. 876 years remaining.

**Flood Risk**  
Very Low Risk

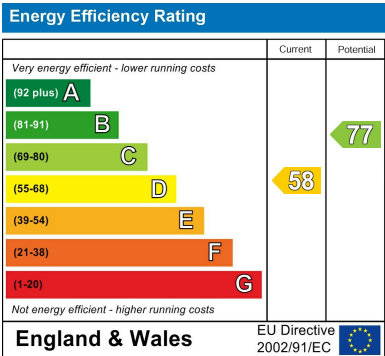
**Construction Type**  
Cavity wall. Rendered elevations.

**Mobile Coverage**  
Coverage: O2 Limited Coverage: EE & Vodafone

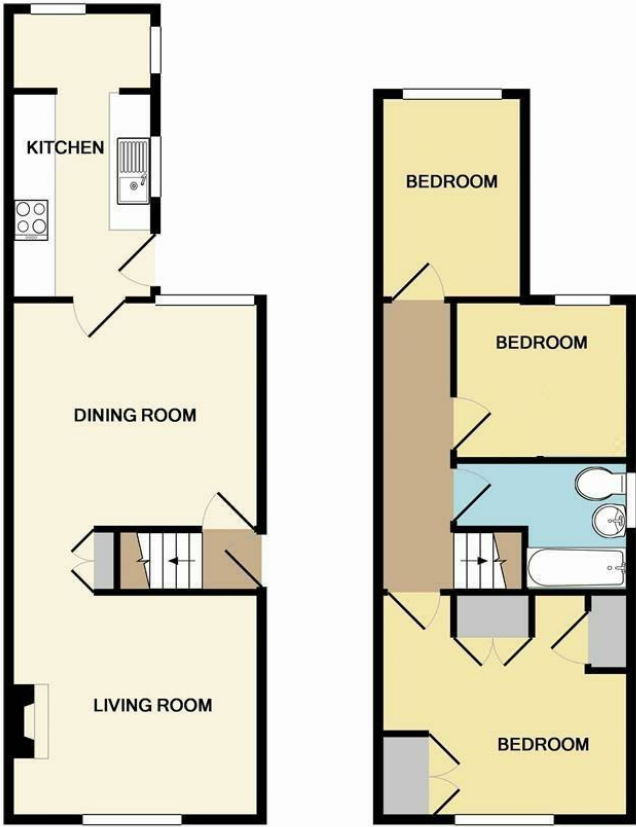
**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast available.

**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 398 SQ.FT.  
(37.0 SQ.M.)


1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 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  
Made with Metropix ©2013




187 High Street, Ryde, Isle of Wight, PO33 2PN




Phone: 01983 611511

Email: ryde@wright-iw.co.uk



PROTECTED



Viewing:

Date .....

Time .....