



- Pretty Town Cottage
- Kitchen/Diner with Courtyard Access
- Small Front & Rear Courtyards
- No Onward Chain

- Comfortable 2 Bedroom Accommodation
- Generous Upstairs Modern Bathroom
- Minutes from Beach & Town Centre

- 11'6 Cosy Lounge with Multi-Fuel Burner
- Gas Central Heating
- Exudes Character & Charm

14 Union Road, Ryde, Isle of Wight, PO33 2ER

£149,950

This pretty cottage sits within the very heart of central Ryde. The main shopping area, in the adjacent road, is only a few minutes walk away and Ryde's sandy beaches are similarly close to hand. Convenience is the key word here as you will have one of the best selections of amenities, facilities and travel options which the Island has to offer literally at your beck and call. The cottage itself is as charming as it is characterful offering a cosy lounge and kitchen/diner at ground level plus a bedroom on each of the upper floors. A generous 1st floor bathroom completes the accommodation on offer. There are small courtyard gardens to the front and rear plus a built in garden store. The interior is in reasonable condition leaving opportunity for the new owner to utilise their own tastes and ideas when they feel the need. Whether you are looking for a holiday home or a permanent residence this cottage is sure to impress.



Accommodation

Entrance

Lounge

11'6" x 10'6" (3.51 x 3.20)
Multi-fuel burner

Built in Storage

Kitchen/Diner

9'5" x 9'0" (2.87 x 2.74)

1st Floor Landing

Bedroom

11'4" max x 10'9" max (3.45m max x 3.28m max)
'L' Shaped room

Built in Boiler Cupboard

Bathroom

9'3" x 8'8 (2.82m x 2.64m)

2nd Floor

Bedroom

10'9" x 6'5" (3.28 x 1.96 (3.27 x 1.95))
Vaulted ceiling limited head height.

Gardens

To the front is a walled courtyard garden with seating area and raised bed. Gated side access to rear garden. A further pretty courtyard sits to the rear with space for a table and chairs. Garden tap. Built in garden store.

Council Tax

BAND B

Construction Type

Assumed solid wall construction. Single skin flank wall in kitchen.

Tenure

Long leasehold. 999 years from 25/3/1869.
843 years remaining.



Flood Risk

Low Risk from Surface water. Very Low Risk from Rivers and Sea.

Mobile Coverage

Coverage from Three, O2 & Vodaphone. Limited coverage from EE.

Broadband Connectivity

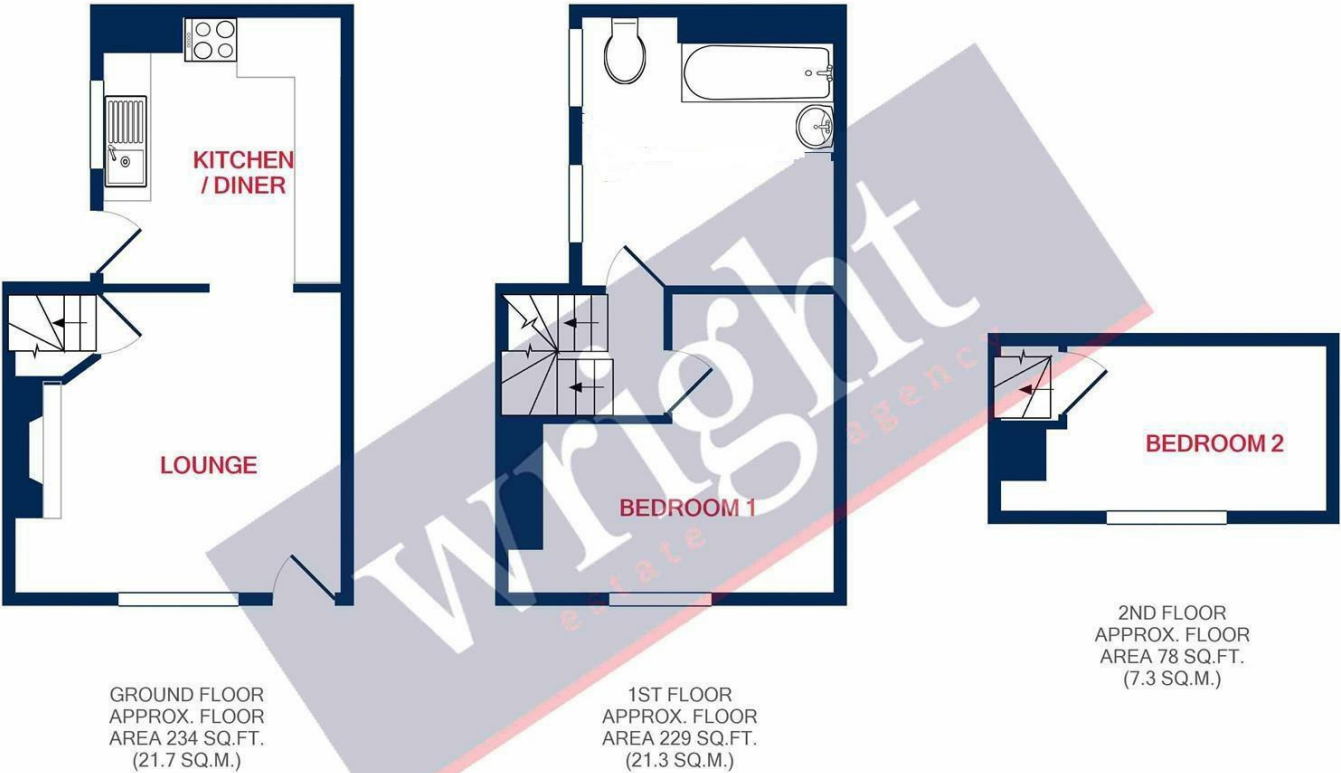
Openreach & Wightfibre networks. Up to Ultrafast fibre available.

Services

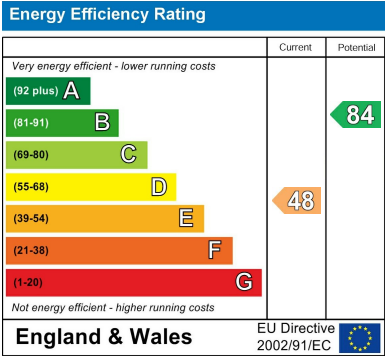
Unconfirmed gas, electric, telephone, mains water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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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naea propertymark

PROTECTED

The Property Ombudsman

Viewing:

Date

Time