



- No Onward Chain
- Exceptionally Smart Victorian Semi Detached House
- Comfortable 2 Double Bedroom Accommodation
- Beautifully Presented Interior
- Stylish Modern Kitchen & Shower Room
- Cosy Lounge with Feature Fireplace
- Dining Room with Double Doors to Garden
- Downstairs Cloakroom & Utility
- Well Kept Lawned Garden & Seating Areas
- Gas C/Heating & D/Glazing

24 St Johns Wood Road, Ryde, Isle Of Wight, PO33 1HP

**£220,000**



Situated in the heart of Central Ryde, this exceptional Victorian semi-detached house offers a delightful blend of classic charm and modern living. With two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet evenings at home. The beautifully presented interior is complemented by a well-maintained garden, providing a serene outdoor space.

The stunning kitchen is a true highlight and connects directly to the adjoining dining room. Here you will enjoy easy access to the patio and garden via elegant double doors, making it ideal for al fresco dining or simply enjoying the fresh air. Additionally, the cleverly combined utility and cloakroom w.c off the kitchen adds practicality to the layout.

Upstairs, you will discover two generously sized double bedrooms, each tastefully decorated to create a warm and inviting atmosphere. The stunning shower room is a modern touch that enhances the overall appeal of the home.

The neatly lawned garden features paved patio areas at either end, allowing you to bask in the sun or seek shade as desired. This outdoor space is perfect for relaxation or entertaining, making it a wonderful extension of the home.

In summary, this Victorian semi-detached house in Central Ryde is a rare find, combining elegant living spaces with a charming garden. It is an ideal choice for those seeking a comfortable and stylish home in a vibrant community.





# Accommodation

## Entrance Hall

## Lounge

12'9" max to bay x 11'11" (3.89m max to bay x 3.63m)

## Dining Room

12'0" x 11'2" (3.66m x 3.40m)

## Built-in Storage

## Kitchen

8'11" x 6'10" (2.72m x 2.08m)

## Cloakroom/Utility Room

7'5" x 3'9" (2.26m x 1.14m)

## Landing

## Bedroom

12'9" max to bay x 12'0" max (3.89m max to bay x 3.66m max )

Loft Hatch

## Built-in Storage

## Bedroom

12'1" x 11'1" max (3.68m x 3.38m max)

## Built-in Boiler Cupboard

## Shower Room

8'11" x 6'9" (2.72m x 2.06m)

## Gardens

The walled frontage is neatly laid to lawn. A gated side access and pathway leads to the beautifully kept rear garden. A paved courtyard enclosed by fence and wall boundaries sits to the side of the house accessed via double doors from the dining room. Steps lead up to main lawned garden. A path leads to the raised Sun terrace to the rear of the garden. Garden shed. Garden tap.

## Tenure

Freehold



Council Tax  
Band B

Construction Type  
Cavity wall

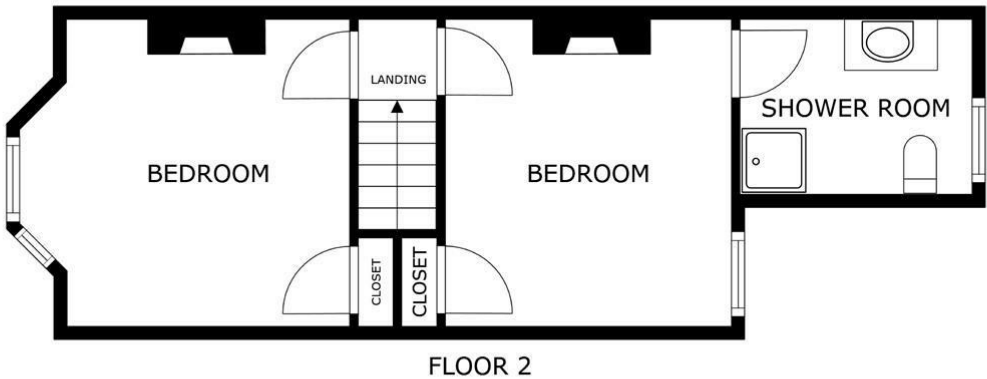
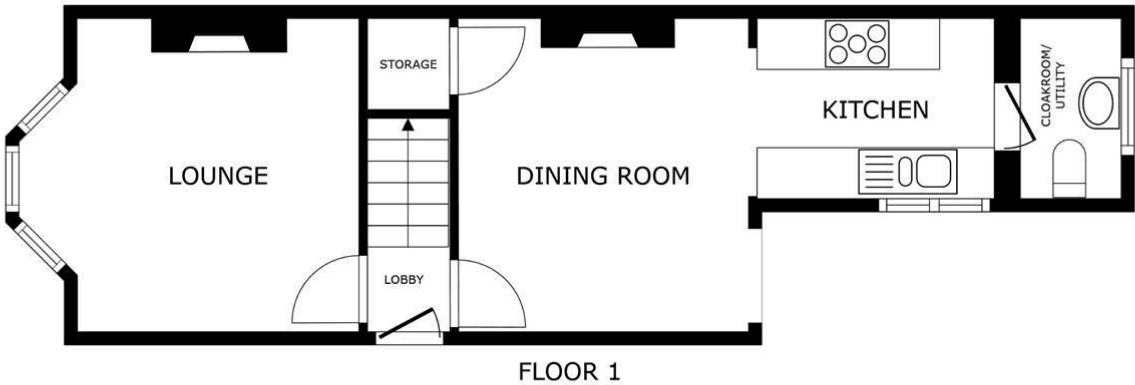
Flood Risk  
Very Low Risk

Mobile Coverage  
Limited Coverage: EE, Three, O2 & Vodafone

Broadband Connectivity  
Openreach and Wightfibre Networks. Up to Ultrafast Fibre available.

Services  
Unconfirmed gas, water, electric 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.



GROSS INTERNAL AREA  
FLOOR 1 39.6 m<sup>2</sup> FLOOR 2 35.1 m<sup>2</sup>  
TOTAL : 74.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

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The Property Ombudsman

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