



- Victorian Semi Detached Cottage in Popular Location
- Cosy Lounge
- Sunny South Facing Landscaped Garden
- Handy Utility Cupboard
- Beautifully Presented Interior
- Parking for 2 Cars
- Dining Room Connecting to Kitchen
- Comfortable 2 Double Bedroom Accommodation
- Generous 14'5 Kitchen with Garden Access
- Fully Tiled Shower Room

2 Crofton Cottages Hope Road, Ryde, Isle Of Wight, PO33 1AH

£265,000

Situated in the charming area of Elmfield, Ryde, this delightful Victorian semi-detached cottage offers a perfect blend of character and modern living. Spanning an impressive 846 square feet, the property boasts two inviting reception rooms that provide ample space for relaxation and entertaining.

The heart of the home is undoubtedly the generously sized kitchen, enhanced by a tasteful extension at the rear. This well-designed space flows effortlessly into the adjoining dining room, creating an ideal setting for family meals and gatherings. Natural light floods the area, enhancing the warm and welcoming atmosphere.

Step outside to discover a beautifully landscaped south-facing garden, thoughtfully designed with ornamental trees and low-maintenance seating areas, perfect for enjoying sunny afternoons or hosting friends.

The cottage features two spacious double bedrooms, each offering a comfortable retreat that complements the expansive ground floor layout.

Conveniently located, this property is within easy reach of local amenities, including shops, petrol stations, and bus routes. Additionally, the nearby Appley Park and a local public house provide further options for leisure and relaxation.

This Victorian gem is not just a house; it is a home that promises comfort and convenience in a sought-after location. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.



Accommodation

Entrance Hall

Lounge

12'0" max x 11'0" (3.66m max x 3.35m)

Inner Hall

Dining Room

13'2" max x 9'6" (4.01m max x 2.90m)

Built-in Storage

Kitchen

14'5" max x 11'4" (4.39m max x 3.45m)

Rear Lobby

Utility Cupboard

Built-in Storage Cupboard

Bathroom

7'5" x 5'1" (2.26m x 1.55m)

Landing

Bedroom 1

11'11" max x 11'2" (3.63m max x 3.40m)

Loft Hatch

Bedroom 2

12'0" x 9'8" (3.66m x 2.95m)

Loft Hatch

Parking

Driveway with space for two vehicles.

Gardens

The frontage is largely designated for parking purposes. Gated side access and pathway leading to rear garden. The Sunny South facing rear garden has been beautifully landscaped. The main area is laid to loose stones containing the occasional ornamental tree and shrub. A small lawned area is to the far end and the garden shed is found here too. A flagstone paved patio sits off the rear of the property accessed via the double doors from the kitchen. A trellis like fence work covered in variegated ivy created a feeling of privacy to the patio area. Garden tap. External socket. The entire garden is enclosed by fence boundaries.



Tenure
Freehold

Council Tax
Band B

Flood Risk
Very Low Risk

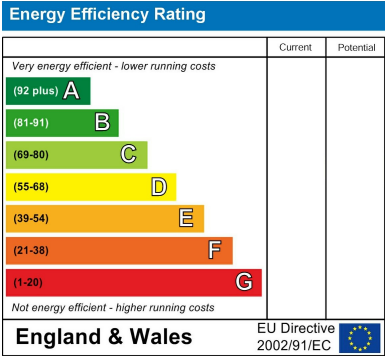
Construction Type
Cavity wall

Mobile Coverage
Limited Coverage: O2, Three & Vodafone

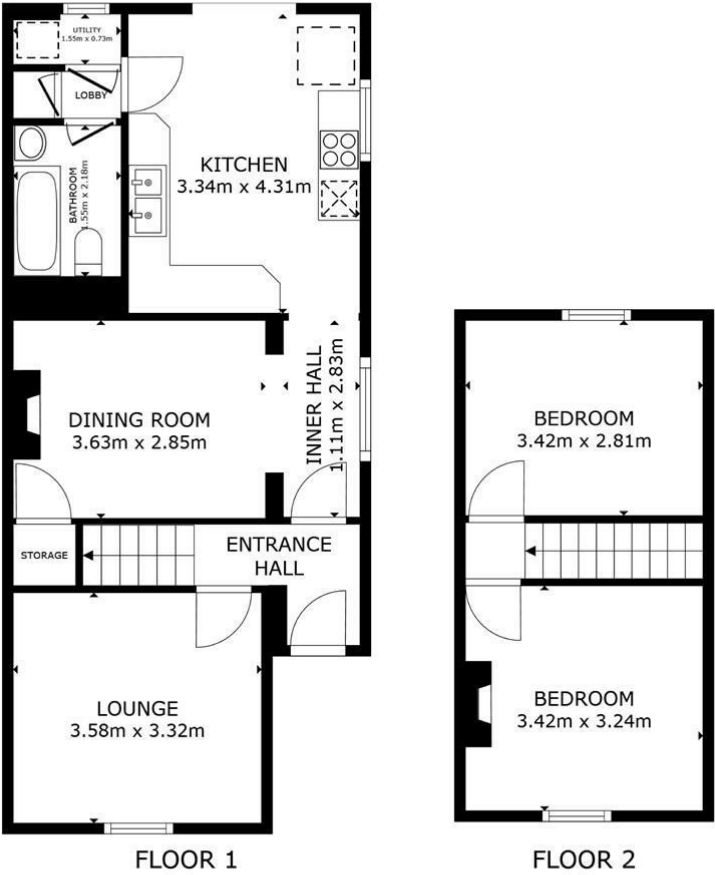
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast fibre available.

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 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.



GROSS INTERNAL AREA
FLOOR 1 54.5 m² FLOOR 2 24.1 m²
TOTAL : 78.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Viewing: Date Time