



- Elegant & Charming Victorian Cottage
- 18'76 Living Room with Log Burner
- Pleasant Countryside Views
- Cloakroom W.c, D/G & Gas C/H
- Beautifully Presented Interior
- Parking
- Smart Kitchen with Vaulted Ceiling
- Comfortable 2/3 Bedroom Accommodation
- Lawned Garden & Flagstone Patio
- Situated Along a Peaceful Lane

2 Albert Cottages Rosemary Lane, Ryde, Isle Of Wight, PO33 2UX

£325,000

'2 Albert Cottages', as the name suggests, really is a proper cottage in every sense. It exudes charm, has character by the bucket load and is quite simply very attractive too boot. It is situated along a quiet lane which leads to a small network of footpaths and bridleways which will take you further in to the countryside or back towards Ryde Town and it's beaches. This lovely environment for walks will be literally on your doorstep and as such will be ideal as part of your health and fitness regime. Behind the pretty facade lies a characterful interior updated with modern fixtures and fittings. The comfortable living room has a log burner as it's focal point and the kitchen/diner has exposed beams and velux windows to it's vaulted ceiling. The 2/3 bedroom accommodation provides two bedrooms and a bathroom at the first floor level plus an optional third bedroom at ground level helping to future proof the home. There is a cloakroom w.c off the entrance hall and there is shower cubicle neatly tucked in to the corner of the ground floor bedroom. The flagstone patio runs the full width of the cottage and steps lead up to the main lawn and cleverly positioned sun deck. The upper floor reveals views down the lane and a lovely view towards the neighbouring countryside as a reminder of the peripheral position. Yet a few minutes in the car and you will be back in to the hustle and bustle of central and its wonderful beaches. If you hanker for a more peaceful semi-rural position but prefer to remain convenient for facilities then look no further!



Accommodation

Entrance Hallway

Built in Cloaks Cupboard

Cloakroom W.c

Lounge/Diner

18'7 x 10'1 (5.66m x 3.07m)

Kitchen/Breakfast Room

15'3 max x 10'11 max (4.65m max x 3.33m max)
'L' Shaped

Bedroom/Sitting Room

14'4 x 9'8 plus recess (4.37m x 2.95m plus recess)
Includes corner shower & loft access.

Landing

Loft Access

Bedroom

11'2 x 10'6 (3.40m x 3.20m)

Bedroom

9'0 plus recess & wardrobes x 7'0 (2.74m plus
recess & wardrobes x 2.13m)

Bathroom

6'2 x 5'4 (1.88m x 1.63m)

Gardens

The walled frontage is laid to gravel and continues onto the driveway. A gated side access leads to the pretty rear garden. This has been tastefully landscaped to create a flagstone patio at the lower level off the kitchen/diner. This is edged by a retaining brick wall with central steps up to the lawn. Flower and shrub borders sit along the front of the lawn. A raised sun deck has been cleverly positioned to overlook the garden and enjoy the sun into the evening. Concrete base for a garden shed. Garden tap. Hot water tap for dog shower. External socket and lighting.

Parking

The graveled driveway has space for a vehicle.



Tenure
Freehold

Council Tax
Band C

Flood Risk
Very Low Risk

Construction Type
Brick elevations. Cavity walls. Slate roof.

Broadband Connectivity
Up to Superfast broadband available

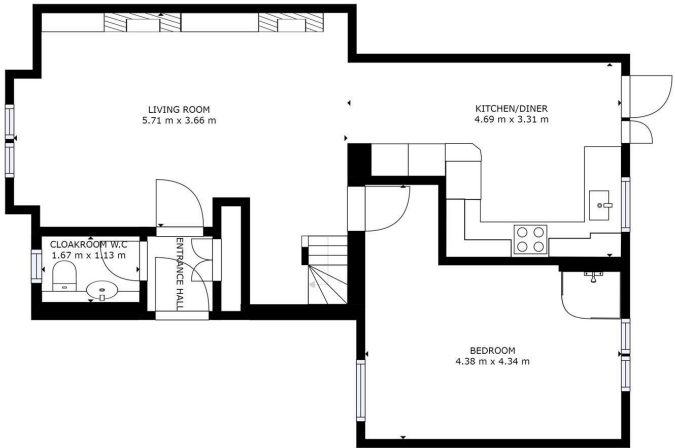
Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Services
Unconfirmed gas, electric, 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.

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		

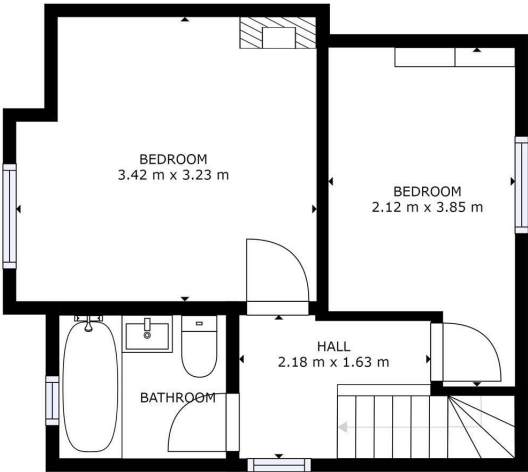
Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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.



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 57 m², FLOOR 2: 26 m²
TOTAL: 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 57 m², FLOOR 2: 26 m²
TOTAL: 83 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



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



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



PROTECTED



Viewing: Date Time