



- Attractive Detached Victorian House
- Stylish & Well Presented Interior
- Lawned Garden with Generous Patio & Sun Deck
- Central Location Level Walk from Town
- Comfortable 3 Bedroom Accommodation
- Off Road Parking
- Stunning Kitchen/Breakfast Room with Garden Access

- Spacious Box Bay Window Lounge
- Adjoining Dining Room & Kitchen/Breakfast Room
- Upstairs Bathroom & Downstairs Cloakroom W.C.

15 Arthur Street, Ryde, PO33 3BT

£310,000

Siuated in the heart of Central Ryde, this charming Victorian detached house presents an exceptional opportunity for those seeking a blend of character and modern living. Spanning an impressive 990 square feet, the property boasts a thoughtfully designed layout that enhances both comfort and functionality.

Upon entering, you are greeted by two inviting reception rooms that exude warmth and character, perfect for both relaxation and entertaining. The dining room flows effortlessly into the stylish kitchen/breakfast room, creating a harmonious space for family gatherings and culinary delights. The kitchen is a true highlight, featuring a range oven and a breakfast bar adorned with contrasting worktops, making it both practical and aesthetically pleasing.

The property comprises three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is conveniently located, ensuring ease of access for all. Outside, the lawned rear garden offers a tranquil retreat, complete with a generous patio and sun deck, ideal for enjoying sunny afternoons or hosting summer barbecues.

With off-street parking for one vehicle, this home is not only convenient but also perfectly positioned within a level walk to the town centre and local amenities. This attractive Victorian house is a rare find, combining period charm with contemporary comforts, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.



Accommodation

Entrance Hall

Cloakroom

Lounge

14'1" into bay x 12'6" max (4.29m into bay x 3.81m max)

Dining Room

12'6" max x 11'2" (3.81m max x 3.40m)

Kitchen/Breakfast Room

12'6" x 8'6" (3.81m x 2.59m)

Split Level Landing

Loft Access

Bedroom 1

14'6" into bay x 12'6" max (4.42m into bay x 3.81m max)

Bedroom 2

11'9" x 8'10" (3.58m x 2.69m)

Built in Boiler Cupboard

Bedroom 3

9'7 x 7'9" max to recess (2.92m x 2.36m max to recess)

Bathroom

9'5" x 4'9" (2.87m x 1.45m)

Parking

Brick paved hardstand with space for a vehicle.

Gardens

The frontage is laid to brick paving for parking purposes. A gated access and paved pathway lead to the rear garden. This meets the extensive wrap around patio which sits off the kitchen/diner. There is a central lawn to the rear garden framed by shrub borders. A sun deck to the far end of the garden to catch the final remnants of the Sun.

Tenure

Freehold

Council Tax

Band C



Flood Risk

Medium Risk from Surface Water. Very Low Risk from River & Sea.

Mobile Coverage

Coverage Includes: EE Limited Coverage Includes: Vodafone & O2

Broadband Connectivity

Openreach and Wightfibre Networks. Up to Ultrafast available.

Construction Type

Brick elevations with rendered quoins. Slate roof. Cavity walls.

Services

Unconfirmed gas, electric, 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.



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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