ryde@wright-iw.co.uk

wright
estate agency



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Integral Garage (19'7 x 12'8) with Powered Door
- Gas C/Heating & D/Glazing
- Individual Town House in Heart of Central Ryde
- 2nd Floor Views of Sea & Ryde Pier
- 1st Floor D/Glazed Conservatory
- Three Storey Layout with Impressive Attributes
- Minutes from Shops, Transport & Beaches
- 2nd Floor 20'1 Lounge with Views from Bay Window

40 Church Lane, Ryde, Isle of Wight, PO33 2NB

Offers In The Region Of £150,000

Nestled in the heart of Central Ryde, this charming end terrace modern townhouse offers a unique blend of character and convenience. Spanning an impressive 839 square feet, the property boasts a well-thought-out three-storey layout, making it an ideal home for those seeking both space and functionality.

Upon entering, it is hard not to notice that the property is excitingly different which sets the tone for the rest of the house. The property features two comfortable bedrooms, perfect for restful nights, and a well-appointed bathroom. One of the standout features is the second-floor bay window lounge, which not only provides a delightful view of the sea but also overlooks Ryde's iconic Pier, creating a picturesque backdrop for relaxation.

The first-floor conservatory at the rear of the house is a wonderful addition, allowing natural light to flood in and offering a versatile space that can serve as a dining room or a cosy sitting area. This room is perfect for enjoying leisurely meals or simply unwinding with a good book.

For those who value practicality, the property includes a generous integral garage, providing secure parking and ample storage. This space could also present rental opportunities for local businesses, adding to the property's appeal.

Situated just yards away from shops, amenities, transport options, and the beautiful beaches, this home is perfectly positioned for a vibrant lifestyle. Whether you are looking to enjoy the local culture or simply relax by the sea, this townhouse is a truly individual property that promises to meet your needs.







Accommodation

Entrance Hall
Internal door to integral garage.

Bathroom
10'3" x 9'0" (3.12m x 2.74m)

1st Floor Landing

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

Conservatory
9'6" x 8'7" (2.90m x 2.62m)

Roof Terrace
Limited outside space for small table and chairs.

Bedroom 1
12'4" max x 11'4" plus wardrobe (3.76m max x 3.45m plus wardrobe)

Walk-in Wardrobe

Separate W.C.

2nd Floor

Lounge
20'1" plus bay x 11'8" (6.12m plus bay x 3.56m)
Loft Hatch

Bedroom 2
9'5" x 8'4" (2.87m x 2.54m)

Integral Garage
19'7" x 12'8" (5.97m x 3.86m)
With a powered roller door. Power & lighting.
Power for washing machine.

Tenure
Freehold

Council Tax
Band B

Construction Type
Brick elevations. Slate roof. Cavity walls.







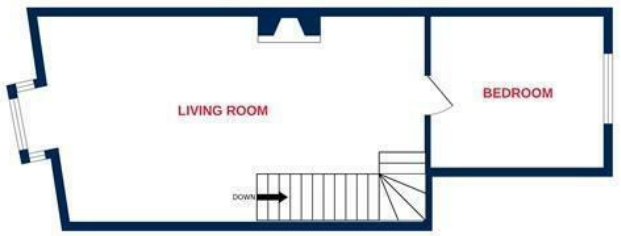
Flood Risk
Very Low Risk

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

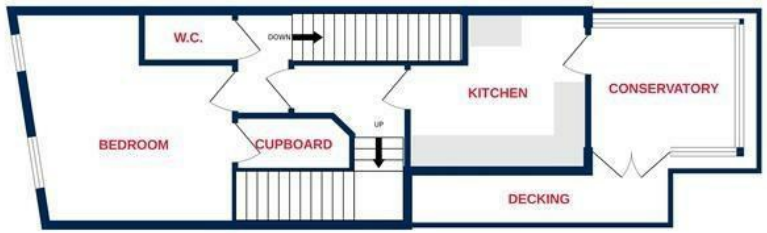
Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Available.

Services
Unconfirmed gas, electric, water and drainage.

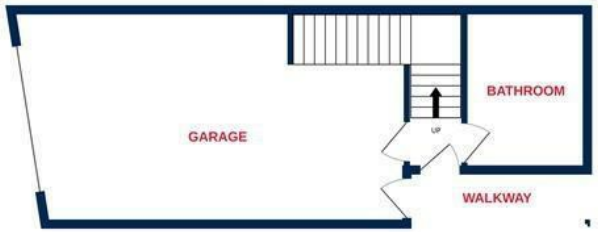
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



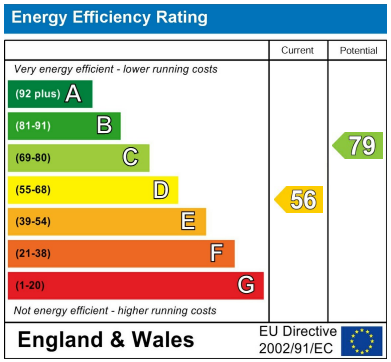
2ND FLOOR



1ST FLOOR



GROUND FLOOR



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

Viewing: Date ..... Time .....