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wright
estate agency

- No Onward Chain
- 130ft Rear Garden & 1st Floor Sea Glimpses
- Parking for Two Cars
- Roof Completely Replaced
- Extended and Remodeled 101 Sqm Semi Detached House
- Comfortable 3 Bedroom Accommodation
- Rewired, Replumbed & New GCH System (Dec 2022)
- Some Works are Outstanding (see notes)
- Smart Open Plan 31'2 Kitchen/Diner
- Cosy Separate Lounge

2 Victoria Crescent, Ryde, PO33 1DQ

£310,000

Nestled in the charming area of Elmfield, Ryde, this Victorian semi-detached house presents a unique opportunity for those seeking a blend of character and modern living. Since 2022, the property has undergone a remarkable transformation, featuring a two-storey extension and a thoughtfully remodelled interior. While some finishing touches remain, this allows the new owner to personalise the space to their taste, making it a truly bespoke home.

The property boasts two inviting reception rooms, perfect for entertaining or relaxing with family. With three well-proportioned bedrooms, including an unfinished principal bedroom that comes with approved plans for an en suite, there is ample space for comfortable living. The smart bathroom is functional and ready for use, while the overall layout of the house is designed to cater to modern lifestyles.

One of the standout features of this home is the expansive 31 ft open-plan kitchen/diner. This delightful space not only serves as the heart of the home but also seamlessly connects to the patio and the extensive 130 ft rear garden, ideal for outdoor gatherings or quiet moments in nature.

Situated in a peaceful residential location, the property is conveniently close to the town centre, local beaches, and parks, providing a perfect balance of tranquillity and accessibility. Additionally, there is parking available for two vehicles, adding to the convenience of this lovely home.

In summary, this Victorian semi-detached house in Elmfield, Ryde, offers a wonderful opportunity for those looking to create their dream home in a desirable location. With its blend of modern enhancements and potential for further personalisation, it is a property not to be missed.

Accommodation

Entrance Lobby

Lounge
11'11" x 11'0" (3.63m x 3.35m)

Kitchen/Diner
31'2" x 11'10" (9.50m x 3.61m)

Landing
Loft Hatch

Bedroom 1
16'9" x 11'11" (5.11m x 3.63m)

Bedroom 2
12'0" x 10'11" (3.66m x 3.33m)

Bedroom 3
11'1" x 6'7" (3.38m x 2.01m)

Bathroom
11'11" x 5'3" (3.63m x 1.60m)

Built-in Boiler Cupboard

Parking
Driveway parking for two vehicles.

Gardens
The frontage is largely designated for parking purposes. A hedge boundary to one side and fence to the other. Raised flower bed. Pathway and gated side access to rear garden. The extensive lawned rear garden measures some 130ft in length. It is framed by hedge-lined and fence boundaries. A spattering of mature trees to the far end of the garden offers some welcomed shade. A raised flower border sits to one side of the patio. Greenhouse. Concrete base for shed. Garden tap.

Garden Store
11'6" x 7'1" (3.51m x 2.16m)
A block and brick built store/workshop. Window to front.

Extension & Associated Works
Started in 2022, a two storey extension has been added. Rewiring, replumbing, new gas central heating system, some new d/g windows and doors. Damp works. Roof replaced completely. General decor. New kitchen. Approved plans allow for an en suite in this room. and a further ground floor extension forming an entrance porch and cloakroom w.c. The third bedroom window needs to be moved to the external wall.

Works Outstanding
The new extension exterior needs to be rendered. The principal bedroom needs plastering, flooring and a ceiling.

Council Tax
Band C

Tenure
Freehold

Construction Type
Rendered elevations. The new 2 storey extension to rear needs rendering. Recently renewed slate roof. Cavity walls.

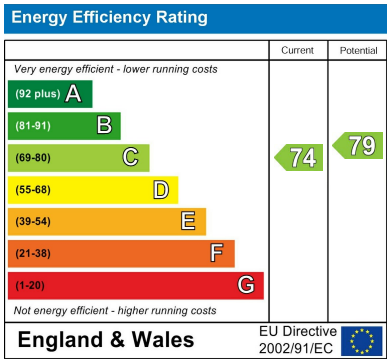
Flood Risk
Very Low Risk

Mobile Coverage
Good Outdoor Coverage: EE, O2 & Vodafone

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.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.
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Viewing: Date …….. Time ……..

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