



- No Onward Chain
- PARKING
- 12'3 Lounge/Diner
- 10-minute Walk from Town Centre
- Attractively Individual Home
- Quiet Cul-de-sac Position
- Enclosed Courtyard Garden
- Comfortable 2 Bedroom Accommodation
- 10'5 Recently Fitted Kitchen
- D/Glazing & Gas C/Heating

Hope House Partlands Close, Ryde, Isle of Wight, PO33 2UB

**£169,950**

This individual property is part of a larger converted detached house. It is positioned to the rear of the conversion and so backs on to the quieter side which is Partlands Close, a small cul-de-sac. Behind the unassuming facade of this interestingly unconventional house, its differences to the norm become attractive qualities. At the ground floor the layout includes a lounge/diner adjacent to the recently fitted kitchen. The bathroom and separate toilet are conveniently positioned. Upstairs there are two generous double bedrooms overlooking the courtyard garden to the rear. The garden is sensibly designed to keep any maintenance to a minimum. The central location of this well-placed house is convenient for bus routes, various schools, sports facilities and within a mile of the main town centre shops and amenities. We are aware from previous dealings with this property that the roof has been replaced in recent years and the double-glazed windows are some of its more recent additions. The property has the benefit from its own off road parking hardstand, a much sought-after commodity to such a centrally positioned home. They say that you can never judge a book by its cover, this house echoes that sentiment perfectly.



# Accommodation

## Entrance

## Kitchen

10'5" x 8'1" (3.18 x 2.46)

## Built in Storage

## Lounge

12'3 x 10'10 (3.73m x 3.30m)

## Bathroom

## Separate WC

## First floor Landing

## Built in Storage

## Bedroom One

12'3" x 10'11" (3.73 x 3.33)

## Bedroom Two

12'1" x 10'9" (3.68m x 3.28m)

## Garden

A west facing courtyard garden fully enclosed by fence boundaries. It is laid to paving with a concrete path and steps to one side. Gated access to/from the parking area.

## Parking

A generous parking hardstand with space for a vehicle.

## Council Tax

BAND B

## Tenure

Freehold

## Flood Risk

Very Low Risk



**Broadband Connectivity**

Up to Ultrafast fibre available

**Mobile Coverage**

Coverage includes EE, O2, Three & Vodafone.

**Construction Type**

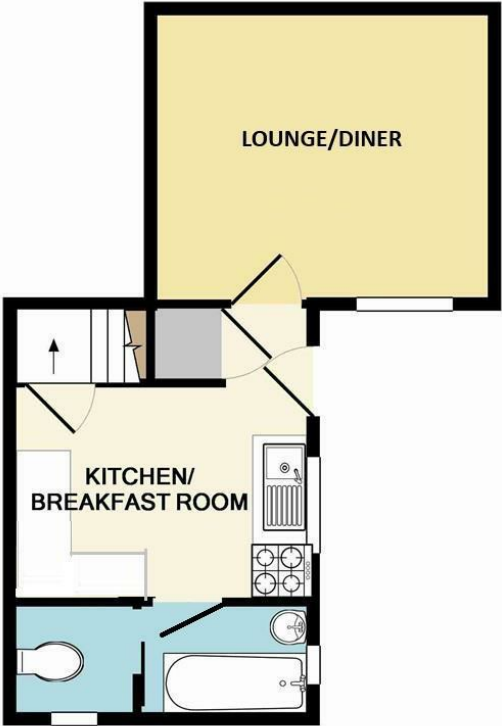
Brick elevations. Slate roof. Cavity walls.

**Services**

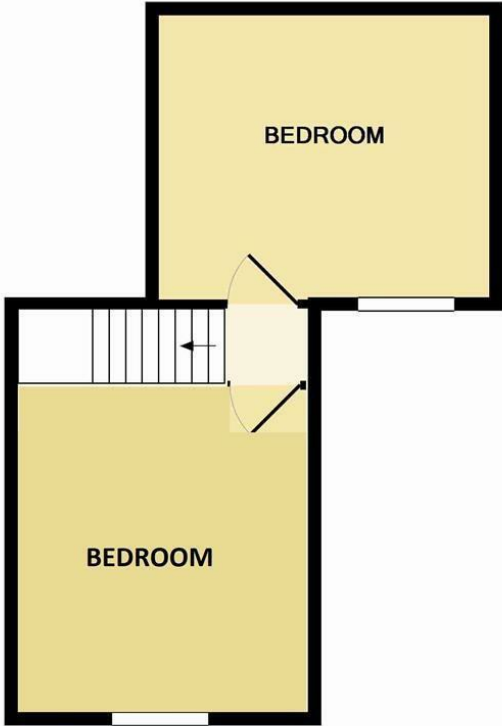
Unconfirmed gas, electric, telephone, mains water and drainage.

**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 304 SQ.FT.  
(28.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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Viewing:      Date .....      Time .....