



- No Onward Chain
- Generous 60ft Established Rear Garden
- Upstairs Bathroom
- Gas C/Heating & Mostly D/Glazed

- Pretty Town Cottage
- Scope to Modernise Interior
- Cosy Lounge & Separate Dining Room

- Comfortable 1 Bedroom Accommodation
- Level Walk to Local Shop, Town Centre & Buses
- Downstairs Cloakroom W.C

10 Milligan Road, Ryde, Is, PO33 2QW

£139,950

Situated in the heart of Central Ryde, 'Rose Cottage' is a charming end terrace Victorian cottage that perfectly combines character with convenience. This delightful property is just a short, level walk from local shops, the town centre, and bus routes, making it an ideal location for those seeking easy access to amenities.

Upon entering, you are greeted by a cosy lounge that exudes warmth and comfort, perfect for relaxing after a long day. Adjacent to the lounge is a separate dining room that flows seamlessly into the kitchen, creating a lovely space for entertaining family and friends. The property features one well-proportioned bedroom, providing a peaceful retreat, and an upstairs bathroom that caters to your daily needs. Additionally, a convenient cloakroom w.c. is located on the ground floor.

One of the standout features of 'Rose Cottage' is its established 60ft rear garden, which boasts a shrub-framed lawn and a secluded seating area, ideal for enjoying the outdoors in privacy. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those simply wishing to unwind in a tranquil setting.

While the interior of the property has been well maintained, it also presents an exciting opportunity for modernisation, allowing you to infuse your personal style and create a home that truly reflects your taste. Whether you are a first-time buyer or looking for a quaint retreat, 'Rose Cottage' is a delightful option that should not be missed.



# Accommodation

## Entrance

## Lounge

11'3 max x 10'0 (3.43m max x 3.05m)

## Dining Room

11'1 max x 8'9 (3.38m max x 2.67m)

## Kitchen

11'0 max x 7'1 (3.35m max x 2.16m)

## Rear Lobby

## Cloakroom W.C

## Landing

## Bedroom

11'1 max x 7'1 (3.38m max x 2.16m )

Loft hatch

## Bathroom

8'10 x 8'8 (2.69m x 2.64m)

## Built in Airing Cupboard

## Gardens

The frontage is enclosed by an ornate front boundary wall and side fence. A bay tree sits to one to one corner and shrub filled bed sits inside the boundary. A gated side access leads to the 60ft rear garden. This is mainly laid to lawn and filled with an array of fruit trees, shrubs and ornamental trees. Fence and wall boundaries enclose the garden. A private seating area is beyond the garden shed. A gated right of way exists for the neighbour to take out bins etc.

## Tenure

Freehold

## Council Tax

Band B



### Flood Risk

Very Low Risk

### Mobile Coverage

Coverage includes EE, O2, Three and Vodafone

### Broadband Connectivity

Up to Ultrafast fibre available

### Construction Type

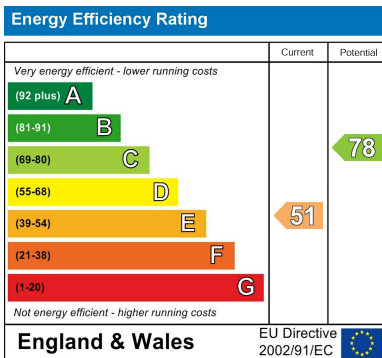
Rendered and brick elevations. Slate roof. Cavity walls to main building. Single storey single skin walls at outer rear elevation.

### Services



Un-tested gas, water, electric 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.



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 .....