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wright
estate agency



- No Onward Chain
- Smart Modern Kitchen
- Level Walk to Local Shop, Buses & Town Centre
- Gas C/Heating & D/Glazing
- 52ft Lawned Rear Garden
- Cosy Lounge
- Modern Bathroom Suite
- Comfortable 2 Bedroom Accommodation
- Separate Dining Room
- On-Street Parking in Milligan Road

4 Milligan Road, Ryde, Ryde, Isle Of Wight, PO33 2QW

£175,000

Situated in the charming town of Ryde, this delightful Victorian semi-detached cottage offers a perfect blend of character and modern living. Spanning 602 square feet, the property features two inviting reception rooms, including a cosy lounge ideal for relaxation and a separate dining room perfect for entertaining guests.

The interior boasts a tasteful decor with neutral tones, creating a warm and welcoming atmosphere throughout. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary bathroom suite adds to the home's appeal. With gas central heating, comfort is assured during the cooler months.

One of the standout features of this property is the sunny 52ft lawned rear garden, providing a lovely outdoor space for gardening, relaxation, or family gatherings. The garden is a true oasis, perfect for enjoying the warmer weather.

Conveniently located, this cottage is just a short, level walk to local shops, bus routes, and the vibrant town centre of Ryde, where you can explore a variety of amenities and attractions. This property is an excellent opportunity for those seeking a charming home in a desirable location. Whether you are a first-time buyer or looking to downsize, this semi-detached cottage is sure to impress.



Accommodation

Entrance Lobby

Kitchen

11'7" 6'10" max (3.53m 2.08m max)

Dining Room

11'5" max x 7'11" (3.48m max x 2.41m)

Lounge

11'6" max x 9'11" (3.51m max x 3.02m)

Bathroom

6'2" x 5'9" (1.88m x 1.75m)

Landing

Bedroom 1

11'6" max x 9'11" (3.51m max x 3.02m)

Bedroom 2

9'0" x 7'11" (2.74m x 2.41m)

Loft Hatch

Built-in Linen Cupboard

Gardens

The enclosed frontage is laid to gravel for ease of maintenance. A concrete pathway leads to gated access to the rear garden. This is mostly laid to lawn and fully enclosed by fence boundaries. A paved patio sits off the rear of the property. A solitary apple tree sits to one corner of the garden. This appealing garden space measures some 52ft in length.

Tenure

Freehold

Council Tax

Band B

Construction Type

Painted brick and rendered elevations. Slate roof. Cavity walls.

Flood Risk

Very Low Risk



Mobile Coverage

Coverage Includes: EE Limited Coverage
Includes: O2 & Vodafone

Broadband Connectivity

WightFibre & Openreach Networks. Up to
Ultrafast Available.

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		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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Viewing:

Date

Time