



- Elegant Detached Victorian House
- Impressive 24'4 Entrance Hall
- Established Lawn Gardens
- Walking Distance from Schools, Buses & Town Centre
- Comfortable 4 Bedroom Accommodation
- High Ceilings & Period Internal Features
- Generous 16'7 Bay Window Lounge with Fireplace
- Spacious 19'11 Sitting Room/Formal Dining Room
- Driveway Parking for 3 Vehicles
- Cloakroom W.c & Handy Utility Lean-To

13 Partlands Avenue, Ryde, PO33 3DS

£425,000

Situated on the fringe of central Ryde, this elegant Victorian detached house offers a splendid blend of character and modern convenience. With its prime location, residents will find themselves within walking distance of local schools, the bustling town centre, and convenient bus routes, making it an ideal choice for families and commuters alike.

As you enter this charming property, you are greeted by an impressive entrance hall that sets the tone for the spacious interior. The high ceilings and intricate period detailing throughout the home serve as a delightful reminder of its Victorian heritage, appealing to those who appreciate the charm of yesteryear.

The property boasts two generous reception rooms, providing ample space for relaxation and entertaining. With four to five well-proportioned bedrooms, this home offers flexibility for families, guests, or even a home office. The single shower room and downstairs cloakroom w.c. are conveniently located to serve the needs of the household.

Outside, the well-screened rear garden provides a tranquil retreat, perfect for enjoying the outdoors in privacy. Additionally, the property features driveway parking for up to three vehicles, a valuable asset in this sought-after area.

This Victorian gem is a rare find, combining spacious living with a characterful charm that is sure to captivate. Whether you are looking for a family home or a property with potential, this house in central Ryde is not to be missed.



# Accommodation

## Entrance Hall

24'4" x 6'3" (7.42m x 1.91m)

## Built-in Storage

## Cloakroom W/C

## Lounge

16'7" x 13'1" max (5.05m x 3.99m max)

## Kitchen/Diner

13'1" x 12'1" (3.99m x 3.68m)

## Sitting Room/Dining Room

19'11" x 14'10" into bay (6.07m x 4.52m into bay)

## Utility Lean-to

16'5" x 5'11" (5.00m x 1.80m)

## Landing

Loft Hatch

## Built-in Linen Cupboard

## Bedroom 1

16'8" into bay x 13'1" max (5.08m into bay x 3.99m max)

Loft Hatch

## Bedroom 2

13'1" max x 12'1" (3.99m max x 3.68m)

## Bedroom 3

11'11" x 11'3" (3.63m x 3.43m)

Walk-through to

## Bedroom 4

11'10" x 6'5" (3.61m x 1.96m)

## Bedroom 5

8'0" x 6'3" (2.44m x 1.91m)

Loft Hatch

## Bathroom

7'10" x 6'6" (2.39m x 1.98m)

## Driveway

Parking for 3 cars.

## Tenure

Freehold

## Council Tax

Band E



**Gardens**

A high hedge screens the pretty Victorian property from the surroundings. The frontage is neatly laid to lawn and retained by a dwarf brick wall. Steps lead to the paved entrance to the front door. Gated side access to the rear garden. This is laid to lawn and nicely enclosed and screened by fences and brick wall boundaries. Established hedges and ornamental trees add to the seclusion of the garden. Paved patio and Sun deck to one side. Garden shed. Graveled terrace to the side of the property.

**Flood Risk**

Very Low Risk

**Construction Type**

Brick elevations. Cavity wall.

**Mobile Coverage**

Coverage Includes: EE, Three, O2 & Vodafone

**Broadband Connectivity**

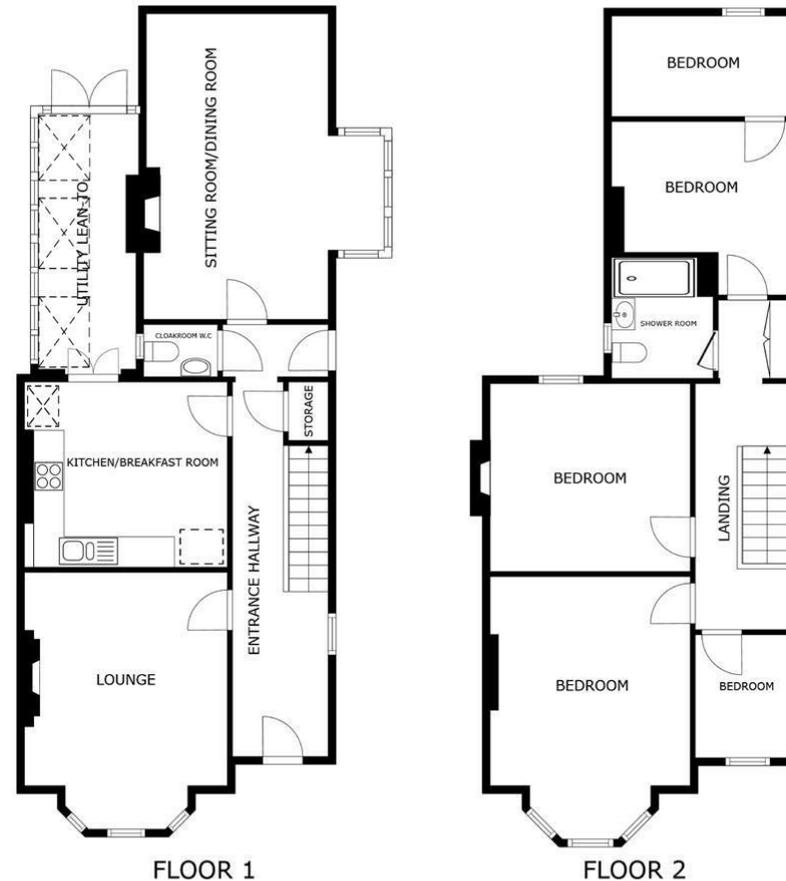
Openreach & Wightfibre Networks. Up to Ultrafast Available.

**Services**

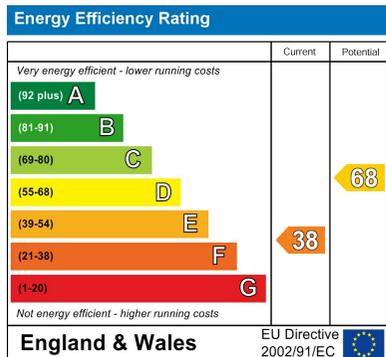
Unconfirmed gas, electric, water and drainage.

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



GROSS INTERNAL AREA  
 FLOOR 1 88.6 m<sup>2</sup> FLOOR 2 74.2 m<sup>2</sup>  
 TOTAL : 162.8 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.

187 High Street, Ryde, Isle of Wight, PO33 2PN  
 Phone: 01983 611511  
 Email: ryde@wright-iw.co.uk

PROTECTED

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