



- Elegant Victorian Semi Detached Home
- Comfortable 4 Double Bedroom Accommodation
- West Facing Walled Garden
- Downstairs Cloakroom W.c
- Hugely Convenient Central Position
- 25'11 Kitchen/Breakfast Room
- Separate Dining Room
- PARKING to Rear
- 14'6 Bay Window Lounge
- Well Maintained with Scope to Modernise

Corners, 77 West Street, Ryde, Isle Of Wight, PO33 2QQ

£310,000

When looking at this elegant semi detached villa it is easy to understand why the styling and attention to detail from the Victorian era is so widely appreciated. This substantial home epitomises these popular historic features and sets the bar high with regards to convenience of position. Step out the front door and you will be in the very heart of Ryde's main shopping area within just a few minutes from the well placed home. Buses will be on tap, there is a doctors surgery right next door, a level walk will see you to at least two of the main schools in Ryde and the benefits do not stop there. The spacious three storey accommodation starts with a generous entrance hallway feeding access to the two formal reception rooms and the kitchen/diner. Access to the pretty courtyard style garden with its central artificial lawn is via the rear lobby and the kitchen/diner. The garden faces west encouraging sun on to the seating areas in to the evening in the warmer months. As always the multi level classic townhouse layout offers flexibility of use although if you favour the original design then you have 4 double bedrooms to choose from, an open plan study area and a family bathroom for all to use. The loftier rooms enjoy interesting roof top views across Ryde taking in the Parish Church steeple and a surprisingly good view of the sea too. The property has been in the same family for decades and has obviously been well maintained and now offers plenty of exciting scope to modernise and improve to suit the requirements of the modern family. The pull-in parking hardstand is hidden from view to the rear of the house and with space for a vehicle but with scope to extend at a cost to the garden. This coastal town of Ryde is well known for its vast sandy beaches and iconic pier reaching out in to The Solent, and here too you will find regular passenger travel to mainland Portsmouth and Southsea. Ryde School is notable establishment positioned just along the road which is an independent school attracting intake from across the Island, mainland and abroad.



Accommodation

Entrance Hall

26'2" x 5'6" (7.98 x 1.68)

Built in Storage

Lounge

14'6" max to bay x 12'7" max (4.42 max to bay x 3.84 max)

Dining Room

13'0" x 10'10" (3.96 x 3.30)

Kitchen/Breakfast Room

25'11" x 8'9" (7.90 x 2.67 (7.89 x 2.66))

Cloakroom w.c

Fittings for shower.

Rear Lobby

Landing

Study Area

9'0" x 5'8" (2.74 x 1.73)

Bedroom 1

16'1" max x 14'8" max into bay (4.90 max x 4.47 max into bay)

Bedroom 2

13'0" x 10'11" (3.96 x 3.33)

Bathroom

9'2" max to recess x 8'11" (2.79 max to recess x 2.72)

Built in Airing Cupboard

Store Room

4'11" x 2'9" (1.50 x 0.84)

2nd Floor Landing

Loft hatch.

Built in Storage.

Bedroom 3

16'8" max x 12'0" (5.08 max x 3.66)

Bedroom 4

13'0" x 10'10" (3.96 x 3.30)

Parking

Enclosed space for vehicle to the rear of the property.

Council Tax

BAND D



Gardens

The pretty front garden is enclosed by walled boundaries established by wrought iron railings and entrance gate. This West facing rear garden is fully enclosed by fence and wall boundaries. Raised borders surround the paved and artificial lawn garden bringing a wonderful array of colours. Various ornamental trees are found throughout the garden. Garden shed. Garden tap. Gated rear access to parking.

Flood Risk

Very Low Risk

Tenure

Long leasehold. 999 years from 1866. The vendors have been offered to but the freehold in the past.

Mobile Coverage

Coverage includes EE, O2, Three & Vodaphone

Broadband Connectivity

Up to Ultrafast Fibre available

Construction Type

Brick built elevations. Cavity wall built.

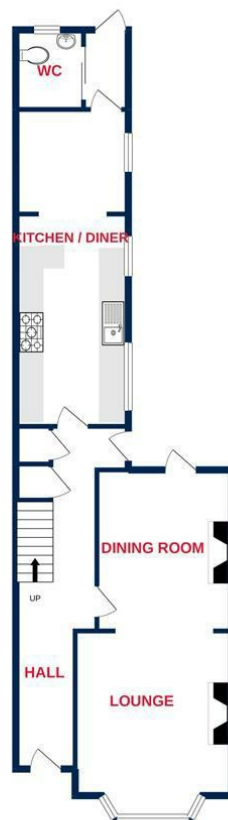
Services

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

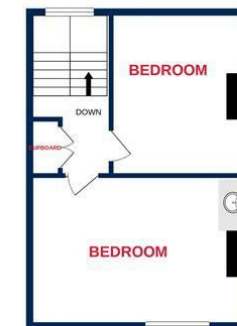
GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



2ND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1900 sq.ft. (176.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:

Date

Time