



- Perfect Central Location Close to all Amenities
- Beautifully Presented Interior
- High Ceilings & Wonderfully Light Interior
- D/Glazing & Gas C/Heating
- Substantial 2 Bedroom Accommodation
- Generous Bay Window Lounge
- Private & Low Maintenance Courtyard Garden
- Coastal Town Position with Interesting Sea Views
- Smart Modern Kitchen Adjoining Dining Room
- Upstairs Bathroom with Separate Shower

17 Victoria Street, Ryde, Isle Of Wight, PO33 2PU

£199,950

Situated in the vibrant heart of Central Ryde, this charming semi-detached Victorian house offers a delightful blend of classic elegance and modern convenience. Spanning an impressive 893 square feet, the property boasts two spacious reception rooms and two equally generous bedrooms, making it an ideal home for couples or small families.

As you step inside, you are greeted by high ceilings that enhance the sense of space and light throughout the home. The beautifully presented interior features a smart, modern fitted kitchen that is perfect for culinary enthusiasts, alongside a stylish bathroom complete with a separate shower for added comfort.

One feature which will stand out to the non-gardeners interested in this property is the private courtyard garden, conveniently located off the kitchen. This easily maintained outdoor space is perfect for al fresco dining or simply enjoying a quiet moment in the sun, with ample room for a table and chairs.

The upper floor reveals a surprisingly good view of the sea, extending all the way to the mainland. This picturesque vista allows you to watch passing cruise ships and sailing boats, adding a touch of maritime charm to your daily life.

With its prime location just yards from Ryde's bustling town centre, you will find an array of shops, cafes, and amenities right on your doorstep. This property not only offers a comfortable living space but also the opportunity to embrace the vibrant coastal lifestyle that Ryde has to offer. Whether you are looking for a new home or a holiday retreat, this Victorian gem is sure to impress.



# Accommodation

## Entrance Hallway

### Lounge

14'5 into bay x 12'0 max (4.39m into bay x 3.66m max)

### Dining Room

11'11 max x 11'7 max (3.63m max x 3.53m max)

### Kitchen

12'6 x 7'11 (3.81m x 2.41m)

### Landing

Access to loft space.

### Bedroom 1

12'1 x 9'5 plus wardrobes (3.68m x 2.87m plus wardrobes)

### Bedroom 2

12'0 x 10'3 (3.66m x 3.12m)

### Bathroom

7'3 x 7'3 (2.21m x 2.21m)

### Courtyard Garden

The walled frontage has been laid to gravel keeping maintenance to a minimum and sweeps around the side to meet the side gate. A gated access leads to the enclosed and paved courtyard garden area which is nicely private.

### Council Tax

Band B

### Tenure

Long leasehold. 990 years from 2/7/1845.  
810 years remaining on lease.



Mobile Coverage

Coverage includes EE, O2, Three & Vodafone.

Broadband Connectivity

Up to Ultrafast Fibre available.

Flood Risk

Very Low Risk

Construction Type

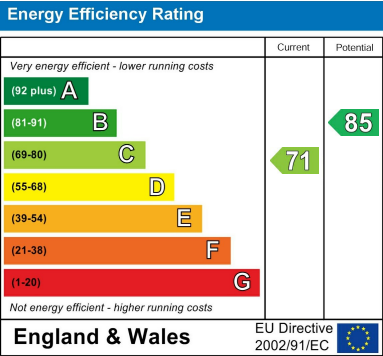
Brick elevations and cavity walls.

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 fitments, 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 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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