





Guide Price £235,000

CONOLLY LODGE, EAST HILL ROAD, RYDE, PO33 1LL

Seafields

UNIQUE COTTAGE IN PEACEFUL LOCATION MINUTES FROM SEA FRONT!

A truly charming 2 BEDROOM link detached COTTAGE, tucked away in a desirable set back position, close to Ryde's beautiful golden beaches, town centre, amenities and Island/mainland transport links. The accommodation comprises a lovely large sitting room (with LOG BURNER and original exposed beams), a separate kitchen, 2 first floor bedrooms and a bathroom (with freestanding bath). Further benefits include double glazing, GAS CENTRAL HEATING, an enclosed low maintenance GARDEN, and a long DRIVEWAY and CAR HARDSTANDING. Offered to the market CHAIN FREE, this delightful character home is ideal as an investment, a permanent residence or a holiday bolt hole! Viewing a must to appreciate.

CONOLLY LODGE:
Accessed via both a 5-bar gate and pedestrian gate, access to a car hardstanding and driveway/access to the property.

ENTRANCE HALL:
An open entrance hallway with tiled flooring and stairs leading to the first floor. Under stairs storage cupboard, plus cupboard housing Vaillant boiler. Radiator. Door to Sitting Room. Archway leading to:

KITCHEN:
A fitted kitchen with continuation of floor tiles and wooden cabinetry with contrasting worktops. A Butler sink sits beneath a double glazed window to the front. Gas oven and hob. Space for fridge/freezer and washing machine.

SITTING ROOM:
A superbly proportioned reception room with wooden flooring and dual aspect double glazed windows to front and side.. Exposed brick fireplace with inset log burner. Radiator.

FIRST FLOOR LANDING:
A carpeted first floor landing with half wooden panelling to wall. Large storage cupboard. Doors to:

BEDROOM 1:
A large double bedroom with wooden flooring and dual aspect windows to front and side aspects. Radiator.

BEDROOM 2:
A second bedroom with fitted carpet, accessed via 2 x steps down from the first floor landing. Double glazed window to front aspect. Radiator.

BATHROOM:
A well proportioned suite comprising free standing bath, wash hand basin and w.c. Wooden flooring is complimented by half wall panelling. Obscured double glazed window to front. Radiator.

GARDEN:
A surprisingly spacious private enclosed garden surrounding the property, with a patio area and selection of planters - perfect for al fresco dining or entertaining. The rest of the space is shingle for low maintenance, with the option of additional parking if needed. Timber shed with power.

PARKING:
Car hardstanding providing parking space for one vehicle - plus additional space to the side.

OTHER PROPERTY FACTS:
Conservation Area: No
Listed Building: No
Council Tax Band: B
EPC Rating: F
Flood Risk: Very Low
Sellers' Situation: Chain Free
Note: The neighbouring house has access to its front door and garden gates.
Access: Rear right of way pedestrian access from adjacent property.

DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
80 sq m / 862 sq ft

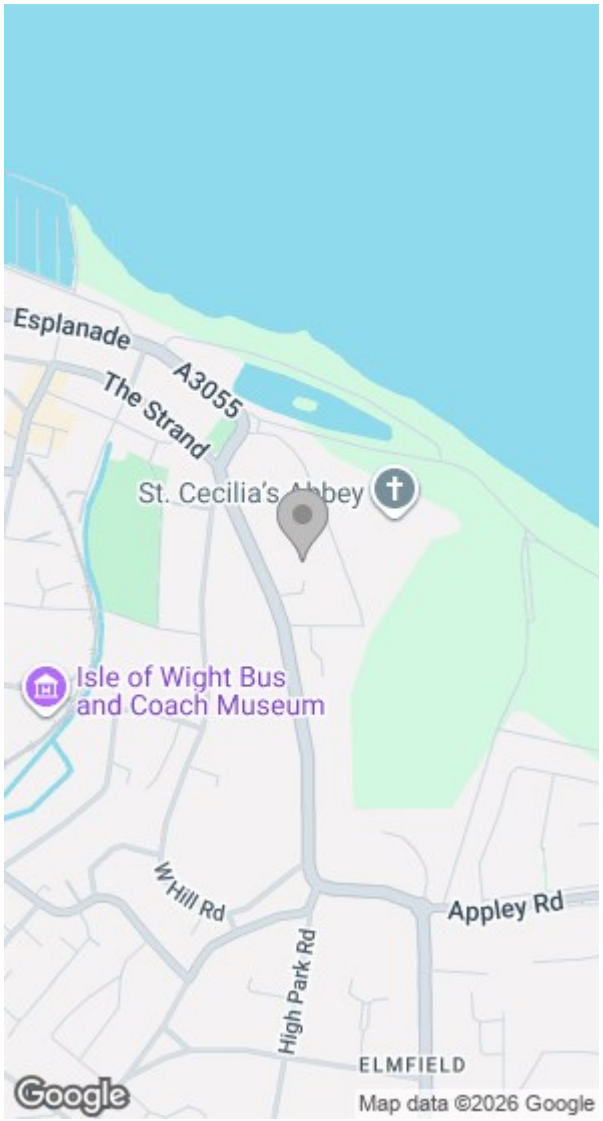


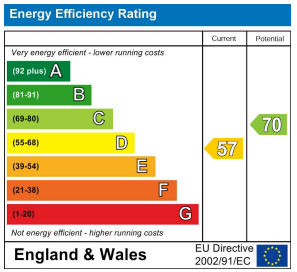
Ground Floor
Approx 39 sq m / 417 sq ft

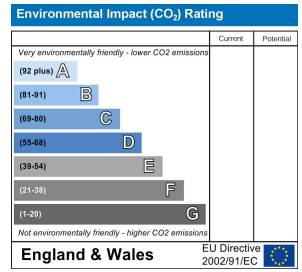
First Floor
Approx 41 sq m / 445 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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