



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE



18, St. Michael's Avenue

Ryde, PO33 3DY



£225,000
FREEHOLD



Offered chain free, this semi-detached home provides two generous bedrooms, two reception rooms, two bathrooms, and established gardens in a peaceful residential setting with the opportunity for the new owner to personalise.

- Charming semi-detached home
- Two versatile reception rooms
- Established front and rear gardens
- Countryside and woodland walks on the doorstep
- Opportunity to create off-road parking (subject to planning)
- Two double bedrooms and two bathrooms
- Opportunity for new owners to personalise
- Convenient location for schools and amenities
- Ideal location for mainland and islandwide connections
- Offered for sale chain-free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Positioned within a quiet and established residential road, this well-maintained semi-detached home has been lovingly cared for and maintained for the last 40 years and offers balanced accommodation arranged over two floors. The layout provides excellent flexibility, with an entrance hall leading to the lounge, dining room and kitchen with the kitchen leading through to the rear porch and the ground floor shower room. The entrance hall also leads up to the first floor landing which provides access to two double bedrooms, a WC, and a bathroom. Outside, the gardens to both front and rear create a peaceful outdoor retreat, with the front garden providing opportunity for off-road parking (subject to planning).

The location on the outskirts of Ryde is perfect for family life, with nearby local shops, good schools within walking distance and wonderful countryside and beaches just a short distance away. Haylands Primary School is a two-minute stroll from the property and was praised by Ofsted and rated 'good' in its recent inspection. Ryde boasts miles of beautiful sandy beaches, a bustling town centre and a wide variety of cafes, restaurants and bars. The town also benefits from fast passenger travel connections to the mainland and a bus and train station which provide convenient, regular transport links across the Island.

Welcome to 18 St Michael's Avenue

Approached via a neat lawn framed by established hedging and mature planting, the property presents an inviting first impression. A pathway leads through the front garden to a covered entrance.

Entrance Hall

Naturally bright, the entrance hall offers a practical and well-proportioned space with stairs ascending to the first floor. There is a large understairs cupboard with an obscure glazed window here.

Lounge

Positioned to the front aspect, the lounge benefits from a bay window drawing in natural light. A feature fireplace with a gas fire forms a focal point within the room, and the proportions comfortably accommodate seating for both relaxation and entertaining.

Dining Room

Located to the rear, the dining room enjoys a pleasant garden outlook with built-in cabinetry that provides useful storage, while the layout allows ample space for a family dining table and there is a gas fire to keep the room cosy. The space could be utilised in a number of ways, including as a ground-floor bedroom, study, or playroom.

Kitchen

Arranged in a galley style, the kitchen is fitted with a range of cabinetry and generous work surfaces. A window above the sink provides natural light, and the space leads through to the rear porch and utility space, and the ground-floor shower room.

Rear Porch/Utility

With a door leading out to the garden, this useful area provides space for coats, shoes and muddy boots as well as space and plumbing for a washing machine.

Ground Floor Shower Room

Fitted with a walk-in shower, W.C. and wash basin, the ground-floor shower room adds flexibility to the layout and offers practical day-to-day convenience.

First Floor Landing

A side window allows natural light to filter onto the landing, which provides access to both bedrooms, a WC and the first-floor bathroom.



Bedroom One

A particularly spacious double bedroom positioned to the front aspect, offering ample room for wardrobes and additional furnishings. The room also offers a feature fireplace and built-in wardrobes to one end.

Bedroom Two

Overlooking the rear garden, the second double bedroom enjoys a pleasant outlook and balanced proportions. The room also features two built-in wardrobes.

Bathroom

Located on the first floor, the bathroom is fitted with a panel bath and wash basin, with natural light provided via a window to the side aspect.

WC

With an obscure glazed window to the side aspect, this space features a WC.

Rear Garden

Mostly laid to lawn, the rear garden provides a well-maintained outdoor space bordered by established planting. A patio seating area offers room for outdoor dining, while a garden shed adds practical storage. There is scope to add planting as well as landscape to the new owner's requirements.

18 St Michael's Avenue presents a wonderful opportunity to acquire a lovely home within a highly convenient location. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

Council Tax Band: B (approx. £1984.62 pa – Isle of Wight Council 2025/2026)

Services: Mains water, drainage, electricity, and gas

Please note there is no central heating at the property



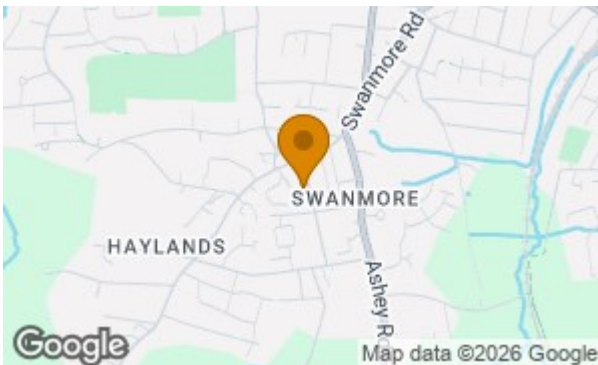
Approx Gross Internal Area
84 sq m / 901 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft

First Floor
Approx 37 sq m / 401 sq ft

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.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agent Notes:

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