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wright
estate agency



- No Onward Chain
- Comfortable 2 Double Bedroom - 1 En Suite Accommodation
- Generally Well Presented Interior
- Gas C/Heating & D/Glazing
- Attractive Terraced House
- Modern Kitchen/Breakfast Room
- Separate Dining Room
- Generous 80ft Rear Garden
- Box Bay Window Lounge with Window Seat
- Stylish Modern Family Bathroom

11 Quarry Road, Ryde, PO33 2RU

£180,000

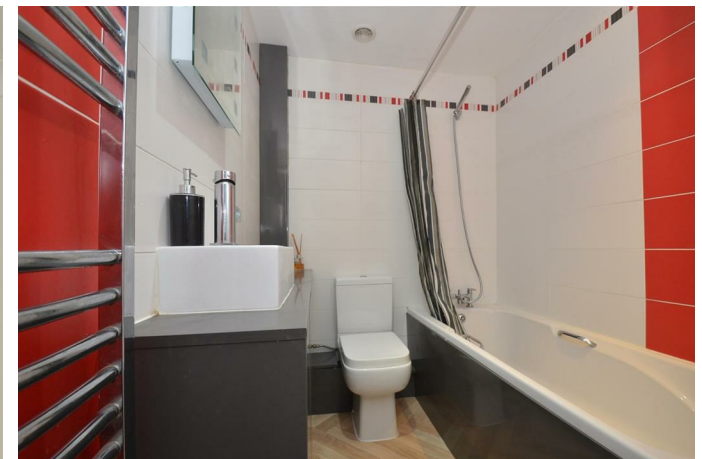
Nestled in the heart of Central Ryde, this charming Victorian terraced house presents a delightful blend of classic elegance and modern comfort. With its attractive facade, the property conceals a wealth of surprising attributes that are sure to impress.

Upon entering, one is greeted by a spacious interior adorned with clean decor and new carpets, creating a fresh and inviting atmosphere throughout. The two well-proportioned reception rooms provide ample space for relaxation and entertaining, while the kitchen/breakfast room seamlessly connects to the garden, making it an ideal setting for family gatherings or casual dining.

This home boasts two comfortable bedrooms, including a master suite with the added luxury of an en suite shower room. The stylish downstairs bathroom further enhances the convenience of this property, catering to the needs of modern living.

The outdoor space is equally impressive, featuring an expansive 80 ft garden that comprises three distinct areas. This garden offers a wonderful opportunity for the incoming owner to landscape and personalise the space to their liking, whether it be for tranquil relaxation or vibrant outdoor entertaining.

In summary, this Victorian terraced house in Central Ryde is a rare find, combining spacious living areas, modern amenities, and a generous garden, all within a sought-after location. It is an ideal choice for those seeking a charming home with character and garden landscaping potential.



Accommodation

Entrance Hall

Lounge

13'0" intp bay x 11'8" max (3.96m intp bay x 3.56m max)
Feature Fireplace

Dining Room

11'8" max x 11'6" max (3.56m max x 3.51m max)

Built-in Storage

Kitchen/Breakfast Room

12'8" x 8'3" plus recess (3.86m x 2.51m plus recess)

Bathroom

7'5" max to recess x 5'5" (2.26m max to recess x 1.65m)

Landing

Bedroom 1

15'0" x 11'0" plus wardrobe (4.57m x 3.35m plus wardrobe)
Loft Hatch

Bedroom 2

11'3" plus wardrobe x 10'10" (3.43m plus wardrobe x 3.30m)
Fitted Boiler Cupboard

En Suite Shower

6'7" x 3'7" (2.01m x 1.09m)

Gardens

The walled frontage is laid to grass. Pillared entrance and pathway to front door. The extensive rear garden comprises of three sections. A private Sum deck and patio sit off the kitchen/breakfast room accessed via its double doors. The next section is a fenced garden space in need of landscaping. A gate leads to the last section which again is fully enclosed and ready for landscaping. Gated rear access for bins. The garden measures some 80 ft in total. 2x Garden Sheds. Greenhouse.

Tenure

Long leasehold tenure. 999 year lease from 25/12/1873.

Council Tax

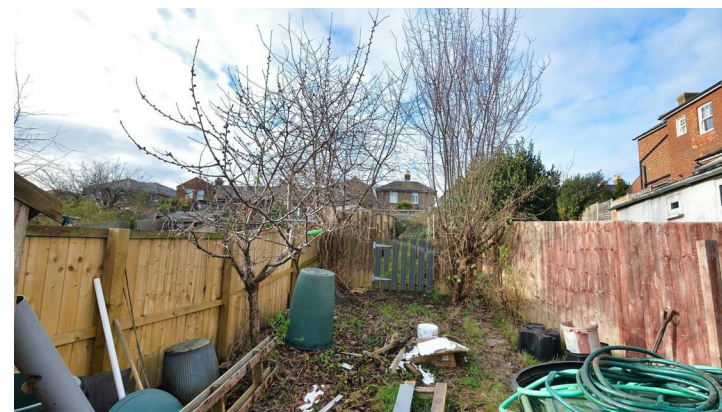
Band A

Flood Risk

Very Low Risk

Construction Type

Rendered and clad elevations. Slate roof. Cavity wall construction.



Mobile Coverage

Coverage Includes: Vodafone Limited Coverage Includes: EE & O2

Broadband Connectivity

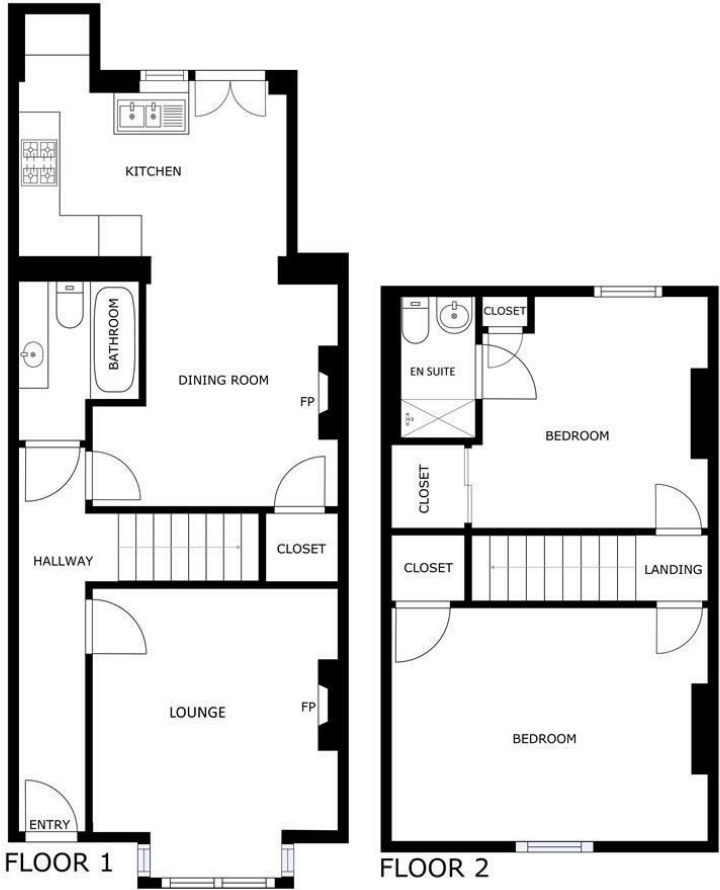
Openreach & Wightfibre Networks. Upto Ultrafast Available.

Services

Unconfirmed gas, electric, 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.



GROSS INTERNAL AREA
FLOOR 1: 52 m², FLOOR 2: 36 m²
TOTAL: 88 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		

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.

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