



Guide Price £180,000

29 STATION STREET, RYDE, ISLE OF WIGHT, PO33 2QH



Seafields

DELIGHTFUL CHARACTER COTTAGE IN THE HEART OF RYDE!

Situated in a superbly convenient central Ryde location, this charming 2 BEDROOM town house is just a short walk from the town amenities and sea front, ideal also for Island/mainland transport links. The accommodation features a cosy sitting room with log burner, a spacious kitchen/dining room, plus a downstairs shower room and separate WC. Upstairs, there are 2 DOUBLE BEDROOMS. Further benefits include GAS CENTRAL HEATING, double glazing and a private, low maintenance rear PATIO GARDEN, perfect for enjoying outdoor relaxation. An ideal first time purchase, holiday home or investment opportunity, this delightful residence combines character, convenience and practicality in one desirable package.

ACCOMMODATION:

Door providing access to the shared passageway and the private front door of No. 29.

HALLWAY:

Carpeted staircase to the first floor. Door to:

SITTING ROOM:

A well proportioned sitting room with double glazed window to front with fitted blind. Attractive wooden flooring. Log burner with exposed brick surrounds. Wooden shelving. Ceiling light. Radiator.

KITCHEN/DINER:

Fitted kitchen with white cabinetry, contrasting wood effect worktops and metro tiled splashbacks. Chrome sink and drainer. Recently installed oven and gas hob with extractor fan. Large pantry. Space and plumbing for washing machine and fridge/freezer. 'Herringbone' vinyl flooring. Double glazed window to rear with fitted blind. Ceiling light. Radiator. Door to:

SHOWER ROOM:

Suite comprising large fully tiled walk-in shower cubicle with 'rainfall' and handheld attachments and large vanity wash hand basin. Laminate flooring. Recessed downlighters. Obscured double glazed window to side.

SEPARATE WC:

Comprising low flush w.c. Cupboards x 2 - one housing Vaillant gas boiler. Laminate flooring. Heated towel rail. Obscured window to side.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

A well proportioned double bedroom with 'herringbone' vinyl flooring and double glazed window to rear with fitted blind. Wood panelling to wall. Original cast iron fireplace and surrounds. Ceiling fan with light. Radiator.

BEDROOM 2:

A second well proportioned double bedroom with attractive wooden flooring and double glazed window to front with fitted blind. Cupboard for storage. Loft hatch access. Ceiling fan with light. Radiator.

GARDEN:

A pathway leads to a very tucked away, fully enclosed patio offering low maintenance and an ideal spot for al fresco dining/entertaining. Timber shed. Outdoor tap.

TENURE:

Long Leasehold.

999 years w.e.f. May 1850

Ground Rent: £8

MATERIAL FACTS:

Listed Building: No

Conservation Area: No

Council Tax Band: B

EPC Rating: E

Flood Risk: Very Low

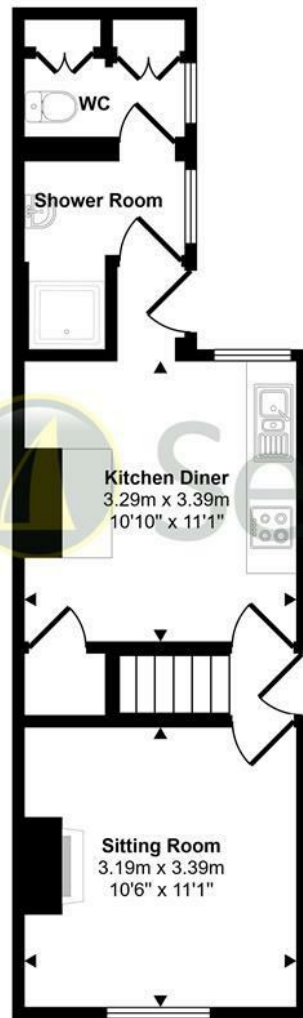
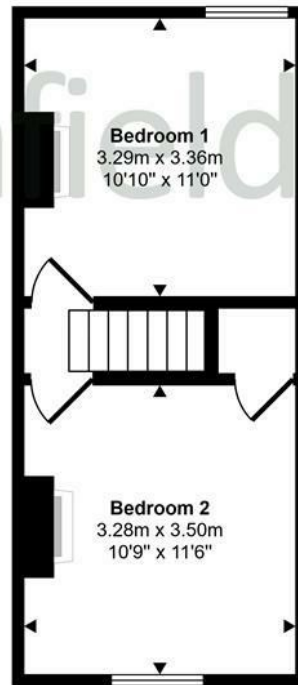
Services: Mains gas, electricity and water/drainage

Broadband Connectivity: Open Reach and Wight Fibre / Ultrafast Fibre available (for further details of broadband/mobile connectivity, log into checker.ofcom.org.uk)

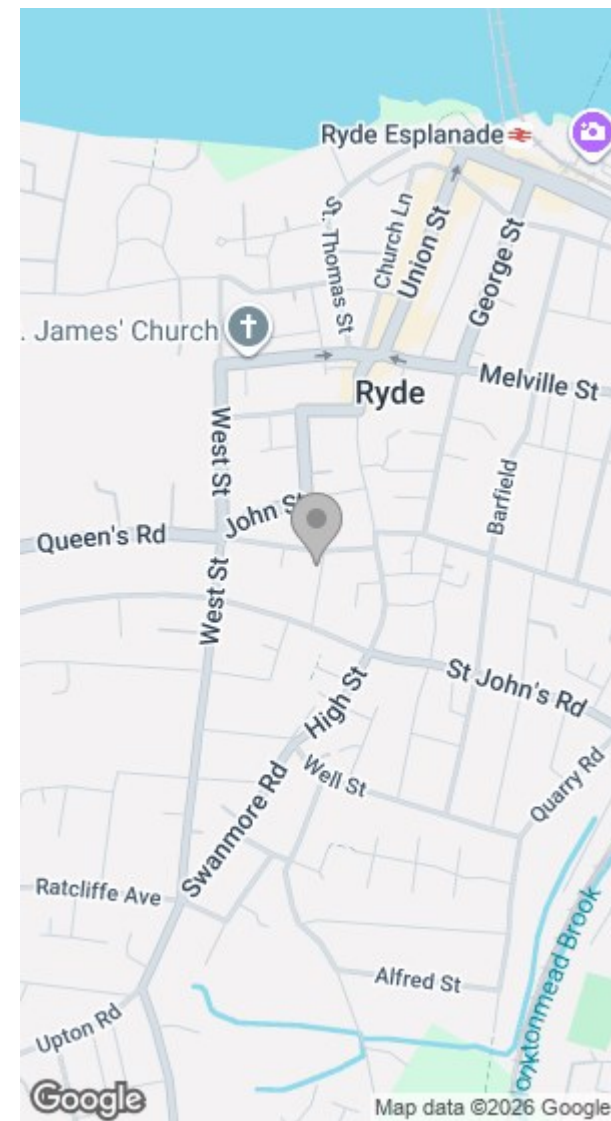
DISCLAIMER:

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
59 sq m / 637 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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