ryde@wright-iw.co.uk

wright estate agency



- Individually Attractive Character Home
- (20'11 max x 16'4 max) Cellar
- 45ft Courtyard Garden with Outbuildings
- No Onward Chain & Cash Buyers Only
- Yards from Beach, Town & Travel Options
- 2 Generous Reception Rooms
- Stylish Modern Kitchen & Gas C/Heating
- Comfortable 2 Bedroom Accommodation
- Smart Upstairs Shower Room
- Residents Parking Permit Zone

13 George Street, Ryde, Isle of Wight, PO33 2EB

£199,950

And now for something a little different! A truly individual home with real charm and a few surprising features. It sits a 100 yards or so off the Esplanade at Ryde and as such is literally a minute or two from the beach; beachfront cafe's and bars, plus all the local travel facilities including buses, trains and both the hovercraft and passenger ferry crossings to the mainland. The pretty facade is punctuated with a bay window and capped with a parapet wall to conceal the roof from the street scene. A side pathway accesses the rear 45ft courtyard garden which is home to a selection of interesting outbuildings used as garden rooms, a study and storage. At lower ground there is a substantial cellar which will prove to be a helpful attribute for some or at the very least useful storage for surfboards and kayaks to be carried across the road to the beach. The interior is generally well presented and favours a traditional 2 formal reception room and stylish kitchen ground floor and 2 bedrooms and a smart modern shower room upstairs. George Street is a residents parking permit zone and the nearest car park is along the Esplanade. Union Street is the main shopping area of Ryde and this continues to meet the High Street pedestrianized area. These are literally just around the corner offering plenty of convenience to this chain free home. A permanent residence, weekend bolthole or a holiday home, the only question is how will it suit you best!







Accommodation

Entrance

Entrance Lobby

Dining Room
14'7 x 9'3 (4.45m x 2.82m)

Built in Storage

Kitchen
13'6 x 6'6 (4.11m x 1.98m)

Lounge
18'7 x 10'10 plus bay (5.66m x 3.30m plus bay)

Landing

Bedroom 1
18'9 max x 10'9 including wardrobes (5.72m max x 3.28m including wardrobes)

Bedroom 2
9'11 max x 9'5 (3.02m max x 2.87m)

Shower Room
8'7 max x 6'2 max (2.62m max x 1.88m max)
'L' Shaped

Garden
Gated side access to garden. Enclosed rear garden laid to paving. Shrub filled beds for colour. The garden measures some 45ft long. A glass roof veranda with ornate cast iron pillars adjoining rear of property. Creating covered walkway to cellar. Gardener's loo.

Cellar
20'11 x 16'4 (6.38m x 4.98m)
Limited head height. Power & lighting. Water tap.

Outbuildings
A useful range of timber construction buildings including a shower room, study and a utility room.

Tenure
Freehold

Council Tax
Band B







Flood Risk
Very Low Risk from Rivers and Sea. Medium Risk from Surface Water.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone.

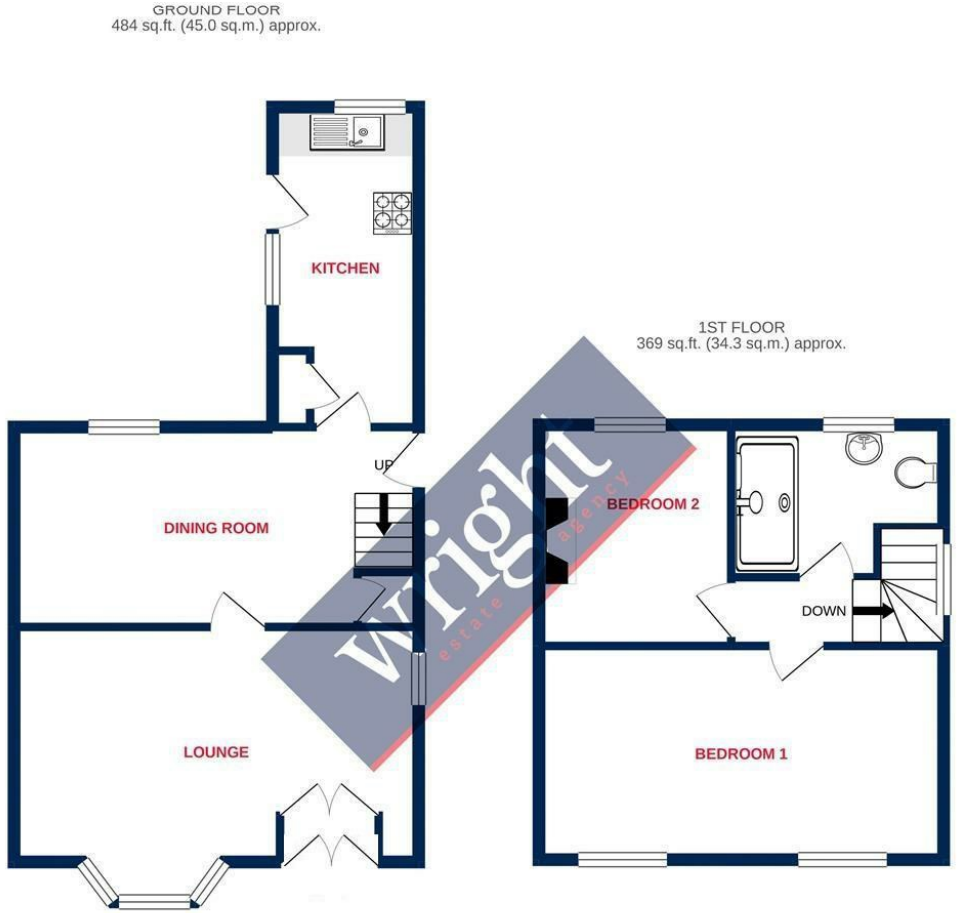
Broadband Connectivity
Up to Ultrafast Fibre Available

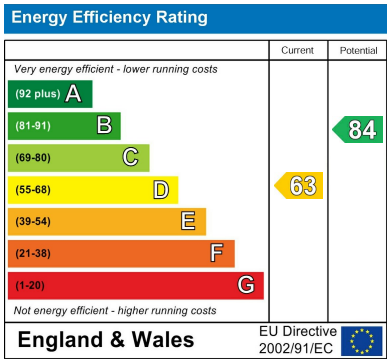
Construction Type
Rendered, painted brick and stone elevations. Slate roof. Cavity or solid walls. Single skin flank wall.

Cash Buyers Only
The property is a substantially constructed building in general terms. However, the south flank wall is of single skin construction. This will preclude the property from suitability for mainstream mortgages.

Services
Unconfirmed gas, water, drainage and electric.

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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

Viewing: Date ..... Time .....