ryde@wright-iw.co.uk

wright
estate agency



- Individual Characterful Detached Cottage
- Sunny Lounge Overlooking Garden
- South Facing Lawned Garden
- Gas C/Heating & D/Glazing
- Comfortable 3 Double Bedroom Accommodation
- Cosy Sitting Room with Feature Open Fireplace
- Formal Dining Room & Smart Modern Kitchen
- Truly Convenient Central Location
- Parking for Up to Two Cars
- Roof Replaced in 2020

16 Hill Street, Ryde, Isle Of Wight, PO33 2QN

£255,000

Situated in the heart of Central Ryde, this charming Victorian detached cottage offers a delightful blend of period features and modern living. Spanning an impressive 1,151 square feet, the property boasts three spacious double bedrooms and three inviting reception rooms, making it an ideal family home or a perfect retreat for those seeking comfort and style.

As you approach the property, you are greeted by a gated frontage that leads to a sunny south-facing garden, perfect for enjoying the warmer months. The driveway accommodates up to two vehicles, providing convenience in this central location. The private courtyard at the rear adds an extra touch of tranquillity, ideal for outdoor gatherings or quiet moments.

The interior of the home is equally appealing, with a sunny lounge that overlooks the garden, creating a bright and airy atmosphere. The cosy sitting room features a charming open fireplace, perfect for those chilly evenings. The smart modern kitchen is well-equipped for culinary enthusiasts, while the generous family bathroom includes a separate shower, catering to all your needs.

This attractive period cottage is situated in a hugely convenient position, with excellent access to local amenities, making it a perfect choice for those who appreciate both comfort and convenience. With its blend of character and modernity, this property is a must-see for anyone looking to settle in a vibrant community.







Accommodation

Porch

Entrance Hall

Lounge
11'10 max 10'9 (3.61m max 3.28m)

Sitting Room
11'0 x 10'10 (3.35m x 3.30m)

Dining Room
12'0 x 8'7 (3.66m x 2.62m)

Kitchen
9'3 x 8'7 (2.82m x 2.62m)

Utility Room
6'8 x 5'4 (2.03m x 1.63m)

Built in Storage

Landing
Loft hatch

Bedroom 1
15'0 max x 10'9 (4.57m max x 3.28m)

Bedroom 2
12'10 x 10'10 max (3.91m x 3.30m max)

Bedroom 3
11'9 x 8'7 (3.58m x 2.62m)

Bathroom
9'6 x 8'4 (2.90m x 2.54m)

Gardens
Double gates and trellis topped fences screen the lawned front garden from the surroundings. A raised sun deck sits to one side as the perfect spot to sit and enjoy the sunny south orientation of the garden. The remainder of the frontage is used for parking purposes. Retained borders neatly frame the space and an ornamental cherry tree sits to one corner. Gated side access to the wonderfully private courtyard garden. Here, the enclosed space is laid to paving and screened by hedge-lined borders. Garden store.

Driveway
Gated driveway with spaces for up to two cars.







Tenure
Freehold

Council Tax
Band C

Construction Type
Brick elevations. Slate roof. Dating back to circa 1860 with Solid wall or single skin walls.

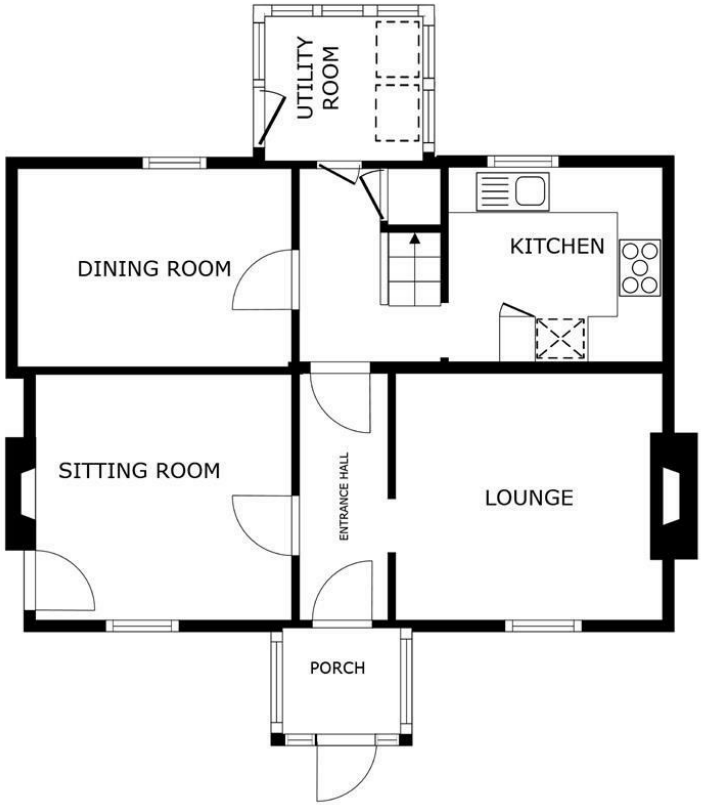
Flood Risk
Very Low Risk

Broadband Connectivty
Up to Ultrafast fibre available

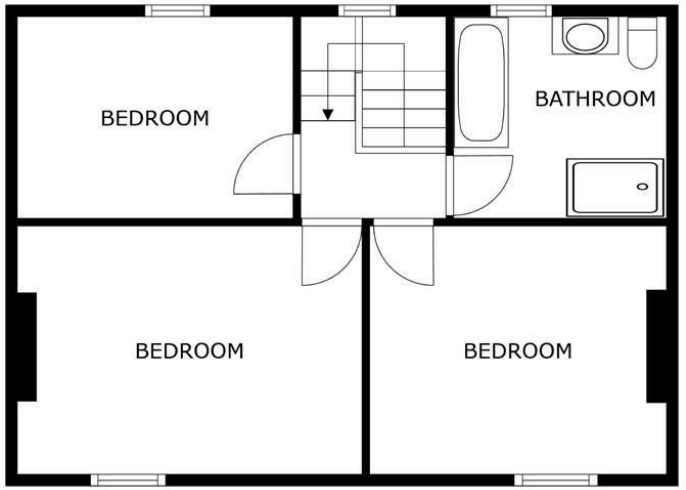
Mobile Coverage
Coverage includes EE, Three, O2 & Vodafone

Services
Unconfirmed gas, electric, 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



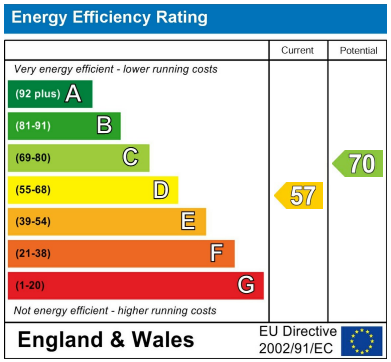
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 54.7 m² FLOOR 2 52.3 m²
TOTAL : 107.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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The Property Ombudsman

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