ryde@wright-iw.co.uk

wright
estate agency



- No Onward Chain
- Bay Window 12'10 Lounge
- Separate Formal Dining Room
- Gas C/Heating & D/Glazing
- In Need of Modernisation
- Potential Parking - subject to permissions
- Enclosed Garden & Patio
- Comfortable 3 Bedroom Accommodation
- Recent Improvements -Roof, Boiler & Damp Works
- Well Placed for Buses, Trains, Shop & Appley Park

# 8 St. Johns Avenue, Ryde, PO33 1ER

**Offers In The Region Of £165,000**

Found on the desirable east side of Central Ryde, this semi-detached house presents an exciting opportunity for those with a keen eye for potential. Spanning approximately 860 square feet, this property, probably built in the 1950s, boasts two spacious reception rooms and three bedrooms, making it ideal for families or those seeking extra space.

While the home requires some upgrading, it has already undergone significant improvements, including a new roof, a modern boiler, and essential damp works throughout the ground floor. This means that while you may wish to personalise the interior with new decor, carpets, bathroom and a kitchen of your choice, many of the costly renovations have been thoughtfully addressed.

The enclosed rear garden is a delightful feature, offering a generous patio area perfect for outdoor entertaining or simply enjoying the fresh air. From the upper floor, you can also enjoy interesting views of the sea, adding a touch of charm to this already appealing property.

Conveniently located, this home is just a short walk from bus routes, the train station, and local shop, ensuring that all your daily needs are easily met. Additionally, you will find yourself only ten minutes away from the beautiful beach and the picturesque Appley Park, perfect for leisurely strolls or family outings.

With potential parking available, subject to the necessary permissions and alterations, this property is a blank canvas waiting for your vision. Whether you are looking to invest or create your dream home, this semi-detached house in Ryde is a promising prospect not to be missed.







# Accommodation

**Entrance Hall**
14'1" x 5'6" (4.29m x 1.68m)

**Lounge**
12'10" into bay x 10'11" max (3.91m into bay x 3.33m max)

**Dining Room**
13'0" x 10'6" max (3.96m x 3.20m max)

**Kitchen**
9'10" x 6'0" (3.00m x 1.83m)

**Built-in Storage**

**Landing**

**Bedroom 1**
14'5" into bay x 10'0" including wardrobes (4.39m into bay x 3.05m including wardrobes)

**Bedroom 2**
12'0" x 10'1" including wardrobes (3.66m x 3.07m including wardrobes)

**Bedroom 3**
6'11" x 6'6" (2.11m x 1.98m)

**Shower Room**
6'6" x 6'0" (1.98m x 1.83m)
Loft Hatch

**Garden**
The frontage is neatly laid to shingle with a concrete pathway to gated rear garden access. The main lawn gently slopes upwards to meet the paved terrace. This perfectly positioned to catch the Sun late into the day. A concrete patio sits off the dining room accessed via its double doors. External lighting. Garden store with power. Fence boundaries enclose the garden on all sides.

**Potential Parking**
Subject to all the relevant permissions we believe there may be space to create off-street parking, much as the neighbouring properties already have.

**Tenure**
Freehold

**Council Tax**
Band C

**Construction Type**
Brick elevations. Slate roof. Cavity walls.







**Recent Improvement Works**
Although the house is generally in need of modernisation, some costly works have been carried out in very recent years. The roof has been replaced (2009), boiler replaced (2021) and damp eradication works throughout the ground floor (2026). Guarantees available for recent damp works.

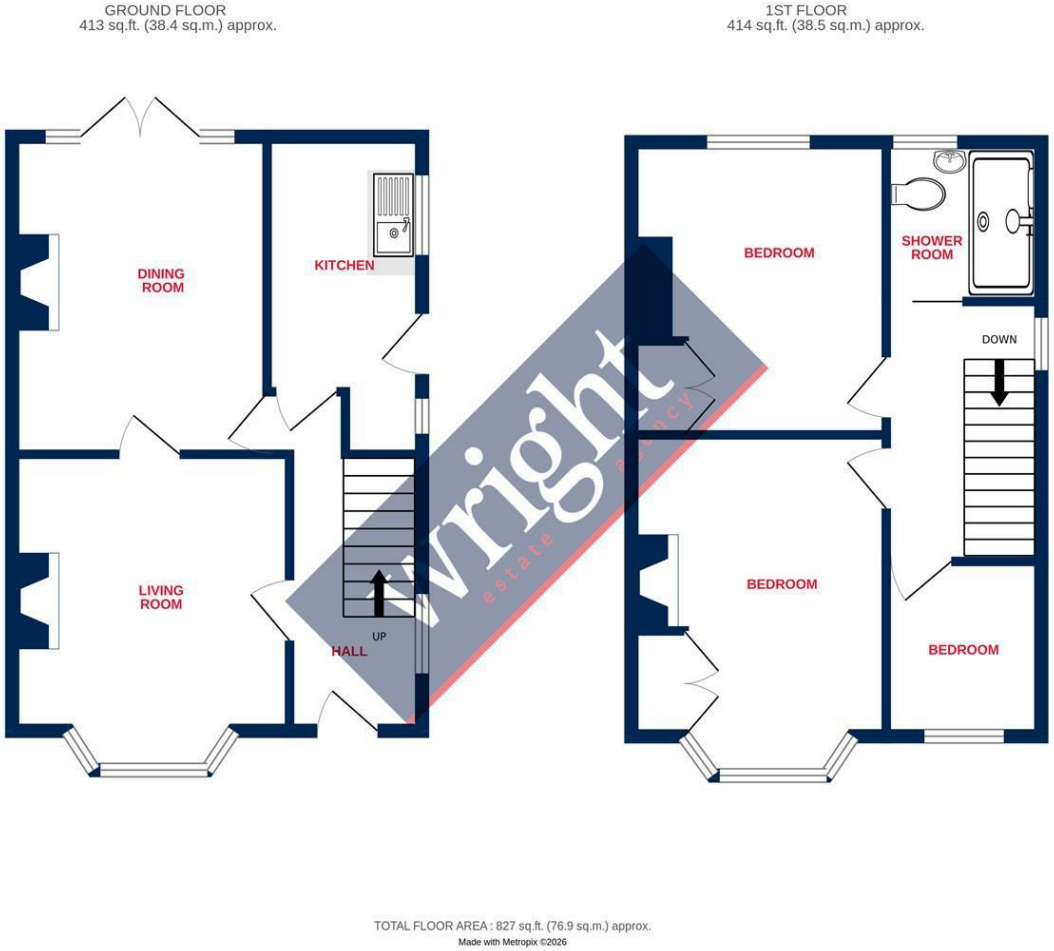
**Flood Risk**
Medium Risk from Surface Water, Very Low Risk from River & Sea.

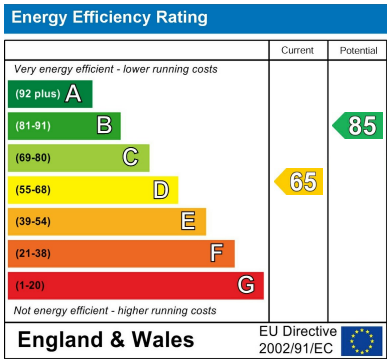
**Mobile Coverage**
Coverage Includes: Vodafone Limited Coverage: EE & O2

**Broadband Connectivity**
Openreach & Wightfibre Networks. Up to 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 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.

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