



PROUDLY PRESENT FOR SALE

9 Well Street

Well Street, Ryde, Isle of Wight PO33 2SQ



£230,000
FREEHOLD



Set in a most convenient location close to the bustling town centre of Ryde, 9 Well Street is a spacious 3-bedroom, semi detached freehold Victorian property with off road parking and a wealth of potential to make into a fabulous family home.

- A spacious freehold Victorian property
- Three good sized bedrooms
- Woodburning stove
- Private enclosed garden with sheds
- Replacement UPVC windows and central heating
- Off road parking with drop-kerb
- Some original features
- Close to shops, good schools and sandy beaches
- Lovely large kitchen area
- Fabulous opportunity to create a stunning family home

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**. You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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This Victorian villa style house is deceptively spacious and represents a wonderful opportunity to use your creative flair to create the home of your dreams in this convenient and sought-after location.

Situated in an elevated position in Well Street, with extensive views across Ryde, number 9 is just around the corner from the start of Ryde's shopping experience and the eclectic mix of cafes and independent shops that abound in the town. There are also good local Schools nearby as well as mainland rail and ferry links. Ryde is renowned for its miles of sandy beaches and the many amenities to be found on the sea -front are just a short walk away.

9 Well Street offers a generous entrance hall with period staircase and high ceilings. A sunny lounge with bay window, a further dining room with cosy wood burning stove and a kitchen exceeding 20ft. There is also a downstairs shower room. Upstairs there are three spacious bedrooms and family bathroom as well as an extra w/c serving the main bedroom. The property has a completely enclosed and gated rear garden with sheds and greenhouse as well as pretty flower beds and the benefit of off-road parking to the front of the property. There is central heating and replacement double glazed windows in the property.

Walking along the side path of the house, pretty stone edged flowerbeds frame the paved pathway that takes you to the glazed front door of the property where there is a useful covered area just above the door.

Entrance Hall

This is a surprisingly large hall area with wooden dado rail and an impressive original staircase with wood spindles and bannister leading upwards. There is a spacious and very useful under stair cupboard which houses the electric meter and consumer panel, as well as providing extra storage space. Coat hooks are situated above the hall radiator for convenience. The hall is carpeted.

Lounge

13'3 max x 14'4 max (4.04m max x 4.37m max)

This is a generously proportioned, spacious bright room with lovely replacement UPVC bay windows that catch the light. There is a chimney breast with useful furniture space either side, two radiators and pendant light. The floor is carpeted.

Dining Room

13'3 x 12' (4.04m x 3.66m)

Another good-sized room with UPVC window and radiator. This room has the benefit of a feature fireplace with wooden shelf above, large slate style hearth tiles and a gorgeous wood burning stove to keep you cosy on winter nights. With original picture rails and skirtings and a central pendant light.

Kitchen

21'11 x 9'10 max (6.68m x 3.00m max)

Oozing potential, this expansive room has the capacity to become the amazing kitchen of your dreams! This is a double aspect room with the end window overlooking the back garden. There are large wood effect double cupboards either side of the chimney breast. One contains a hot water tank with shelving for linen, whilst the boiler is set in the chimney breast. The other cupboards are all shelved for storage. Wall and floor kitchen cupboards are wood effect and beige, whilst the stainless steel kitchen sink and drainer are under the UPVC window. There is space for a gas cooker with shelving above and plumbing for a washing machine and space for a tumble dryer at the far end of the kitchen. There is wood effect flooring and a back door that leads you directly to the enclosed outside garden area.

A sliding door takes you to a downstairs shower room.



Ground Floor Shower Room

A useful downstairs shower room with tiled shower and basin as well as a separate w/c completes the ground floor area.

Upstairs

An impressive original wood staircase and dado rail take you to the upstairs of the property. The staircase carpet runner reveals wooden edges and deep skirtings that lead up to a half landing and then turns to reveal a pretty minstrel's gallery with original spindles and spacious landing, with panelled doors leading off. There is a useful floor cupboard for storage.

Bedroom One

12'2 x 14'8 (3.71m x 4.47m)

A wood panelled door leads you into the very spacious bedroom with sunny bay windows. There are double wardrobes either side of the chimney breast for storage, radiator and pendant light. Floor is laid to carpet.

Cloakroom

Just next door to the main bedroom is a very useful w/c with white tiles and window and lots of potential for additional facilities for the main bedroom.

Bedroom Two

13'3 x 12'2 (4.04m x 3.71m)

Another great sized bedroom which offers a wealth of potential with chimney breast and radiator, this room also has a central light fitting and has carpet flooring. A panelled door leads towards Bedroom Three with a door leading into the bathroom.

Bathroom

The bathroom has a pink pedestal basin with window above and matching bath with shelf running above. Black tiles run around the bath, basin and wall of this room. There is a central light and fitted storage cupboards. The ceiling is tiled in a chequered design.

Bedroom Three

14' max x 9'2 (4.27m max x 2.79m)

A further substantially sized room with large UPVC window which overlooks the garden area at the rear of the property. There is a large cupboard to the side of the chimney with shelving above. This room has radiator, shelving and central light fitting. The floor is carpeted.

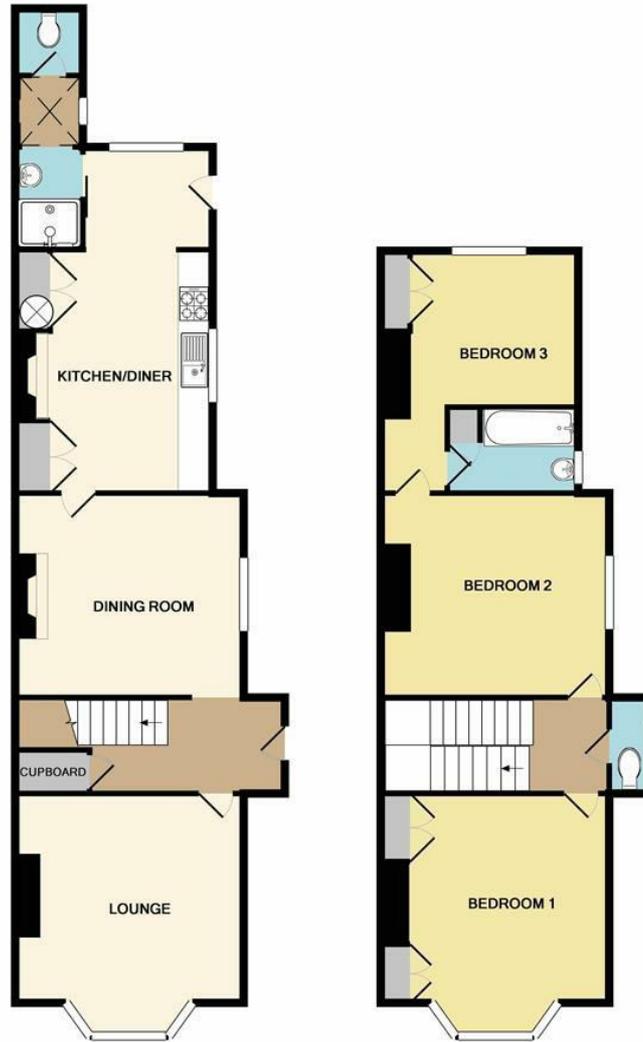
Outside

Located on popular Well Street, this property boasts off road parking with a drop kerb and pretty flower beds to the front and side of the property. There is a substantial wooden side gate for security and privacy that will take you to the rear of the property which has a useful concrete area before turning into garden. Two inset paving stone pathways lead you to the end of the garden and two timber sheds with windows, the larger shed having light and electricity. There is also a greenhouse and pretty flowerbeds with a range of shrubs and plants including tomato plants and roses. The garden is bordered by a wall with fencing above for privacy.

Additional Details

Tenure: Freehold

Council Tax Band: C

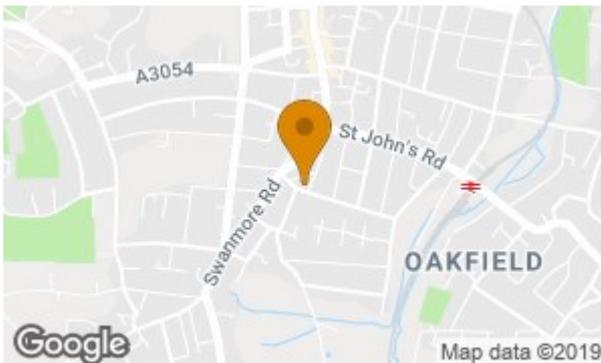


GROUND FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1242 SQ.FT. (115.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		44	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		36	73
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

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