



Guide Price £185,000  
16 NELSON PLACE, RYDE, ISLE OF WIGHT, PO33 2ET





## DELIGHTFUL 'FISHERMAN'S COTTAGE' CLOSE TO SEA FRONT

Welcome to 16 Nelson Place, a pretty 2 BEDROOM mid-terrace home which was built circa 1850. Further accommodation comprises a sitting room, separate dining room, kitchen and ground floor shower room. Ideally situated in the quiet, most sought after road just moments from Island and mainland travel links, the various independent shops and eateries of Union Street and of course the golden sands of Ryde. The cottage is to be sold CHAIN FREE and offers the new owner a blank canvass to make the property their own. A generous back garden, recently paved in Indian Sandstone with raised planters adds to the charm of this lovely little property. Early viewing is recommended.

### ACCOMMODATION:

Small front path leading to entrance. A half glazed entrance door to:

### HALLWAY:

Doors leading to sitting room and lobby (which has stairs leading to first floor) leading to rear dining room.

### SITTING ROOM:

Charming room with double glazed window to front. Tiled fireplace and hearth. Electric wall heater. Timber floorboards. Built in cupboard housing consumer unit.

### DINING ROOM:

A second reception room with window to rear. Tiled fireplace and hearth. Understairs cupboard. Timber floorboards. Door to kitchen.

### KITCHEN:

Fully tiled kitchen comprising range of fitted cupboard and drawer units with contrasting work surface and inset sink unit. Space for washing machine and fridge. Window to the side and door to the garden. Door to shower room.

### SHOWER ROOM:

Fully tiled wet room comprising suite of electric shower, low level WC and wash hand basin. Extractor fan. Window to side.

### FIRST FLOOR LANDING:

Doors to:

### BEDROOM 1:

A good sized double bedroom with a double glazed window to the front. Electric heater. Built-in cupboard. Timber floorboards.

### BEDROOM 2:

A second well proportioned double bedroom overlooking the rear garden. Electric heater. Feature fireplace. Built in cupboard. Loft hatch. Timber floorboards.

### GARDEN:

An attractive west-facing garden approximately 10 meters in length laid to Indian Sandstone with raised flower beds to the sides. Please note that a right of way connects the three cottages to provide access to the street.

### TENURE:

Leasehold 999 years from 1900. Ground Rent £15 per annum

### USEFUL INFORMATION:

Conservation Area : Yes

Listed Status : Not Listed

Flood Risk: None

Council Tax: Band B

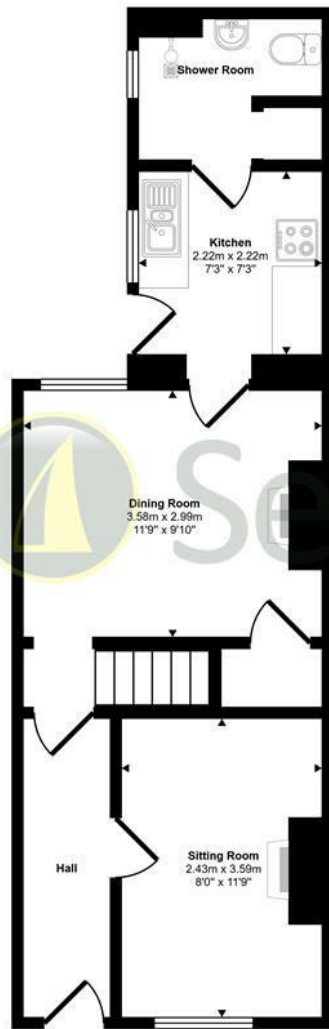
Services: Mains electricity and water. (Gas is available)

Sellers Situation: No onward chain

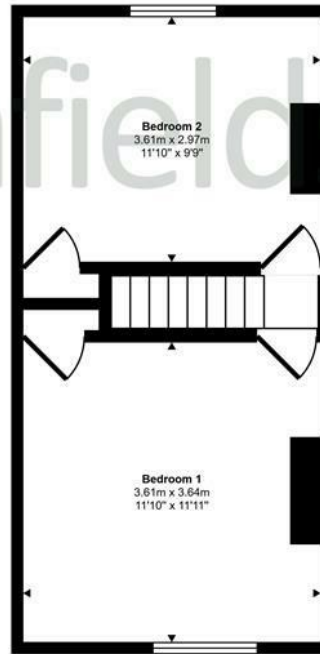
### DISCLAIMER:

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  
65 sq m / 697 sq ft

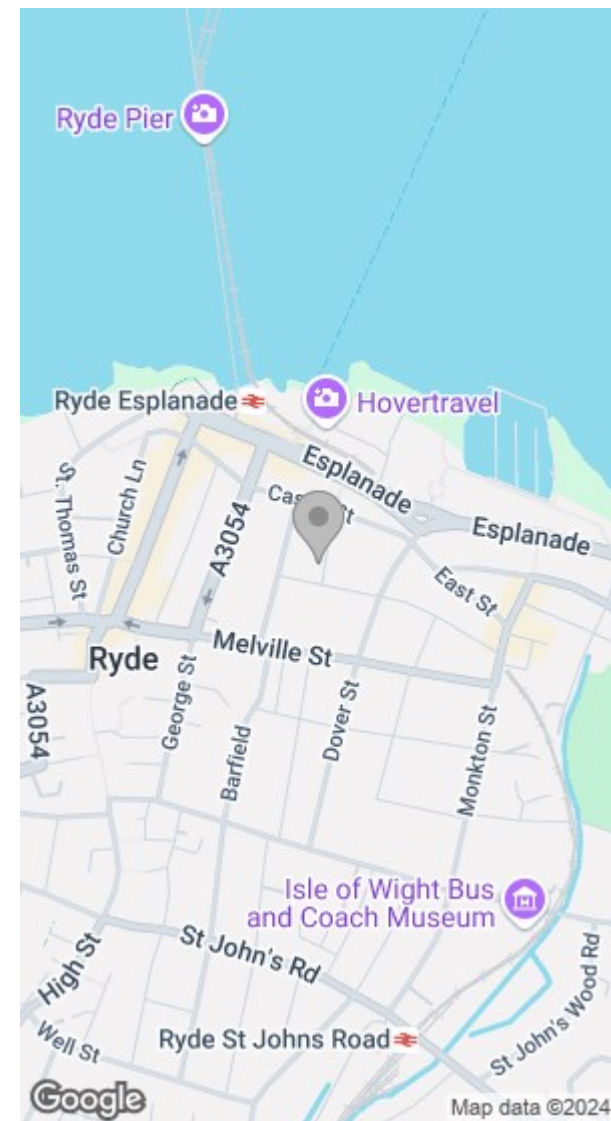


Ground Floor  
Approx 37 sq m / 401 sq ft



First Floor  
Approx 27 sq m / 295 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	91	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	30	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	30	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



