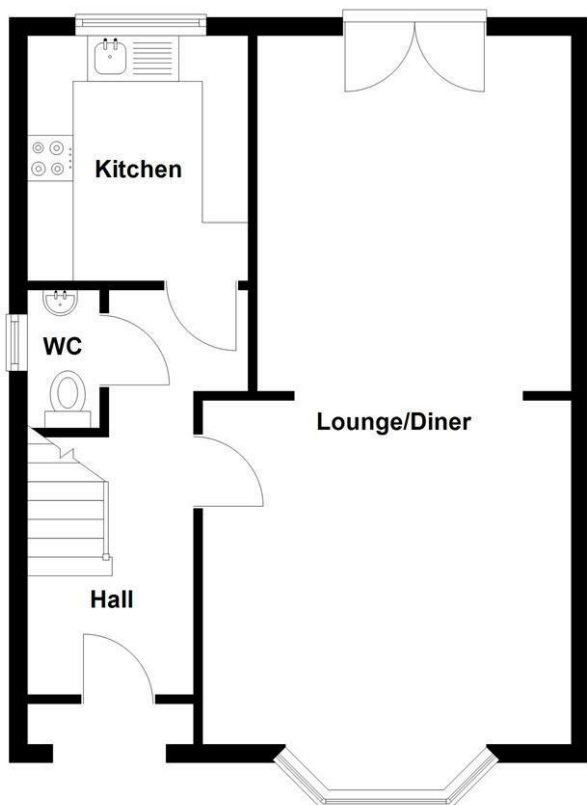
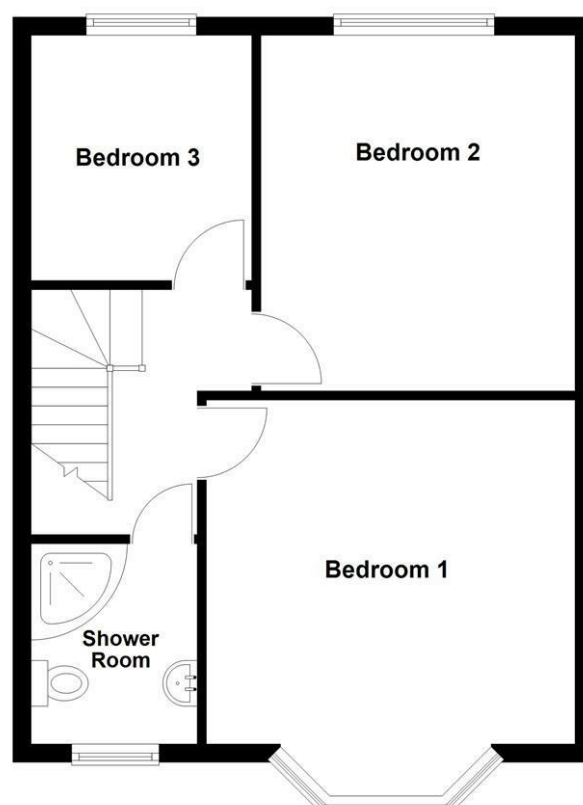


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	79
(21-38) <b>F</b>	49
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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• CHAIN FREE • DETACHED HOUSE • THREE BEDROOMS • 27FT LOUNGE/DINER • GAS CH • REPLACEMENT DOUBLE GLAZED DOORS AND WINDOWS • REAR GARDEN • POSSIBLE PARKING (SUBJECT TO NECESSARY CONSENTS)

An older style detached house located on the corner of Prince Street and Well Street offering convenient access to the upper High Street area of the town. From there, there is easy access to all the town centre shops and amenities including the bustling Union Street. Ryde enjoys mainland passenger links to both Portsmouth and Southsea via the Catamaran and Hovercraft services.

The property benefits from gas fired central heating and replacement uPVC double glazed doors and windows and is offered with no onward chain.

To fully appreciate the good sized accommodation we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

##### COVERED RECESS ENTRANCE

Front door to

##### ENTRANCE HALL

##### CLOAKROOM

With WC & pedestal wash basin

**LOUNGE/DINER 27'2 into bay x 11'1 extending to 13'3 max (8.28m into bay x 3.38m extending to 4.04m max)**

Doors from Dining area into Garden

**KITCHEN 8'10 x 7'10 (2.69m x 2.39m )**

With built in Hob & Oven with extractor over. Cupboard housing Ideal gas fired Boiler. Stairs leading to

#### FIRST FLOOR

and Landing

**BEDROOM 1 14'0 into bay x 13'3 max (4.27m into bay x 4.04m max)**

**BEDROOM 2 11'3 x 12'9 (3.43m x 3.89m)**

With ceiling hatch to roof space

**BEDROOM 3 8'9 x 7'10 (2.67m x 2.39m)**

#### SHOWER ROOM

With quadrant shower, pedestal wash basin, low level WC & heated towel rail.

#### OUTSIDE

To the rear of the property there is an enclosed Garden being of a manageable size, being part laid

to patio and grass. Small front garden area being mainly laid to patio. To the side of the property there is an area which may have potential to create a hard standing for Car Parking, subject to the necessary consents.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band C

