

SPENCE WILLARD



28 Albert Street, Ryde, Isle of Wight, PO33 2SA

A charming period property with modernised interiors and enclosed garden.

VIEWING

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This detached three bedroom home enjoys far reaching views to the south and is situated in a convenient location, close to Ryde town centre and the train station. Having been utilised as a rental property, the interiors are modern and offers an ideal family home or rental investment yielding close to 6% return.

The property occupies a highly convenient location close to both the amenities of the town centre of Ryde, also being a short walk from Ryde School and the high speed passenger ferry services to Portsmouth and Southsea. In addition to excellent mainland access, Ryde has a great sandy beach, a marina and a good range of restaurants and shops.

Accommodation
Ground Floor

Entrance
A composite door with stained glass inset.

Hallway
Cupboard housing consumer unit and gas metre. High ceilings and cloakroom/W.C.

Sitting Room
A family room of excellent proportions with deep bay window overlooking the front aspect, alcove storage around the cosmetic fireplace. Picture rails and exposed wood flooring painted white.

Dining Room
A spacious room with under stair storage cupboard and window overlooking the side aspect access.

Kitchen
With a full range of under counter storage units incorporating space and plumbing range cooker with extractor over, tiled splash back, 1.5 bowl stainless steel sink with mixer tap over, cupboard housing gas fired Glowworm boiler. Integrated fridge/freezer and space and plumbing for a dishwasher.

First Floor

A wooden staircase rises to a small landing with window overlooking the side aspect.

Bedroom 1

With large bay window overlooking the front aspect, this light room has exposed floorboards painted white and a contemporary upright radiator.

Bedroom 2

A large double bedroom with far reaching elevated southerly views towards downland in the distance.

Bedroom 3

A good sized double bedroom with south easterly aspect.

Bathroom

With panelled bath, separate shower, vanity unit wash basin, heated towel rail and W.C.

Outside

Small front garden area and side access leading to a raised patio with southerly aspect and steps onto an enclosed garden with lawn accessing a storage area below the house. The house is attractive from the front and accessed through brick pillars with landscaped front border with lavender, passionflower climbers and hedgerow shrubs.

Parking

There is an adjacent off road parkins space available by seperate negotiation. Adjacent to the proeprty is a parking bay currently on a seperate title but could be sold seperatley for £10,000.

Services

Mains electricity, water and drainage, heating is provided by gas fired boiler located in the kitchen and delivered via radiators.

Tenure

The property is offered leasehold with the balance of a 999 year lease issued in 1889.

Council Tax

Band C

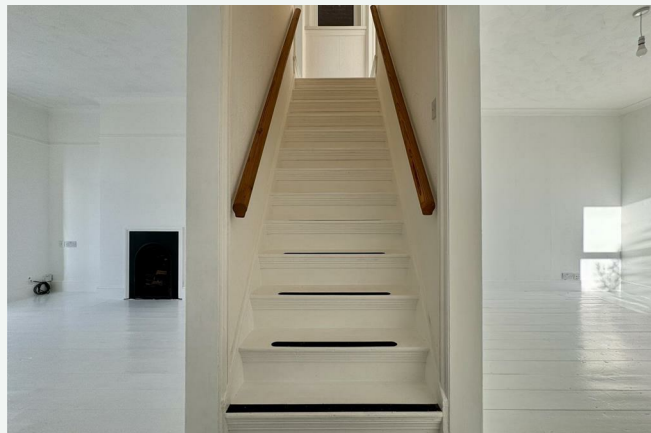
EPC Rating

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Postcode

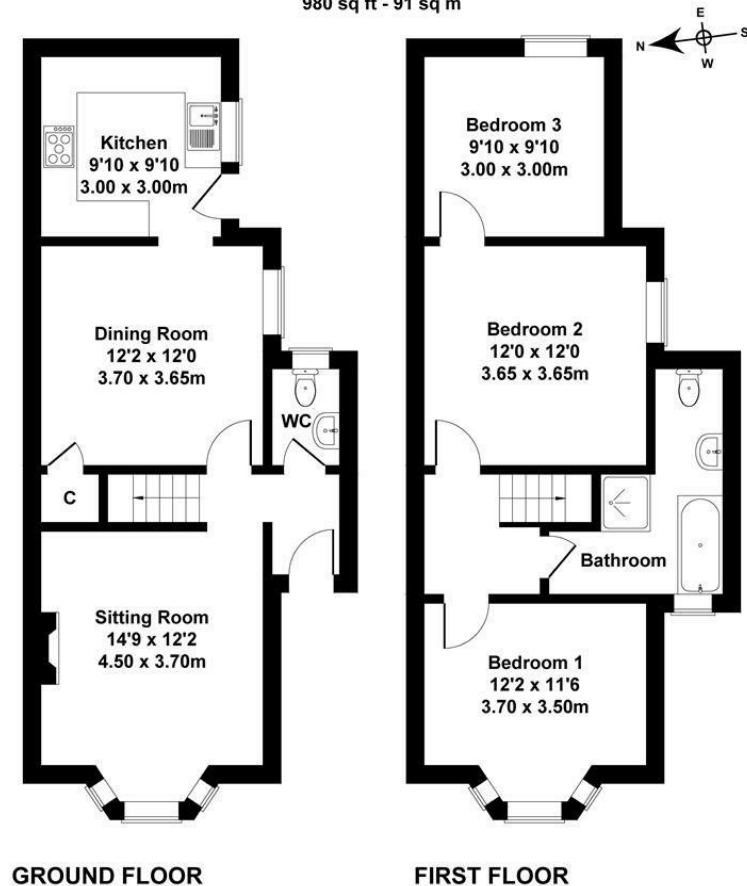
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Viewings All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



28 Albert Street

Approximate Gross Internal Area
980 sq ft - 91 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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