



**70, Monkton Street,
Ryde, Isle of Wight, PO33 2BB**

£195,950



Generous, Flexible Accommodation

5 Bedrooms

PARKING

In Need Of Modernisation

2 Reception Rooms

D/Glazing - where specified

Gas Heating

Utility Room & Pantry

Bathroom with Shower & 2 W/c's

No Onward Chain

This substantial Victorian Semi detached has generous accommodation spread over it's classic townhouse three storey design. Although generally well presented the property is now dated internally leaving an attractive opportunity for the new owner to modernise and upgrade the property utilising their own tastes and designs. The flexible layout tends to be popular with families and those who need or want extra internal space. We feel sure that the off road parking will be an asset to any modern day house buyer especially in such a central position. The house sits conveniently 500 yards from St John's Train Station making commuting to the mainland fairly straight forward and bus routes for Island travel are closer still. The town centre is roughly a 15 minute walk or a short drive away offering a broad selection of essential retail shops, banks, various eateries and a supermarket. A level walk will see you to Monkton Mead, the nearest recreation space, and Ryde's extensive beaches which stretch for miles in either direction. If you have the ideas and flair then this property certainly has the opportunity to match.

Porch Double doors with fanlight over. Inner double glazed front door to:-

Entrance Hallway Stairs rising to upper floor. Doors off to:-

Lounge 12' 10" x 11' 11" max(3.91m x 3.63m)
Double glazed window to front elevation overlooking the surroundings. Feature fitted coal effect gas fire with ornate wooden surround. Television point. Telephone point. Dado rail. Picture rail.

Bedroom 3 12' 1" max x 11' 4" (3.68m x 3.45m)
Rear facing double glazed window overlooking the garden. Feature modern gas fire set in a tiled surround.

Rear Lobby Concealed staircase down to lower ground floor. Door off to:-

Bedroom 5 10' 8" x 10' 1" (3.25m x 3.07m)
Double glazed window to side aspect. Vanity basin unit. Feature open fireplace (gas point). Door off to:-

Dressing Room 11' 1" x 6' 9" (3.38m x 2.06m)
Door to rear garden. Window to side. Wall mounted gas heater. Vanity basin unit. Fitted work surfaces and drawer units. Door off to:-

Store Room 10' 8" x 4' 2" (3.25m x 1.27m)
Windows to side and rear. Tiled floor. Fitted shelving.





Lower Ground Floor Tiled floor. Built in understairs cupboard. Walk in store cupboard. Built in storage cupboard. Doors off to:-

Kitchen *11' 4" x 10' 7" (3.45m x 3.22m)*

Matching range of wall mounted and base units complimented by tiled work surfaces. Inset sink unit with mixer tap. Dishwasher. Fridge. Free standing gas range cooker with 8 gas rings, double oven, grill and pan drawer. Extractor canopy. Tiled floor. Window to rear. Microwave oven. Concealed water heater. Extractor fan. Tiled walls.

Dining Room *11' 10" x 11' 7" max(3.60m x 3.53m)*

Double glazed window to front elevation. Feature fitted gas fire with wooden surround. Decorative wooden panelling to walls. Television point.

Pantry *7' 3" x 6' 2" (2.21m x 1.88m)*

Wooden flooring. Fitted shelving.

Rear Lobby Door off to rear garden. Doors off to:-

Utility Room *10' 0" x 4' 9" (3.05m x 1.45m)*

Plumbing for washing machine. Space for fridge freezer. Fitted butler sink. Space for tumble dryer. Window to side.

Cloakroom Low level w/c.

First Floor Landing Door off to:-

Bedroom 1 *15' 1" max with bay x 12' 1" max(4.59m x 3.68m)*

Double glazed bay window to front elevation offering interesting views across Ryde. Vanity basin unit. Fitted gas fire with ornate surround.

Bedroom 2 *12' 1" x 10' 11" (3.68m x 3.32m)*

Double glazed window to rear aspect overlooking the lawned gardens. Wash basin.

Bedroom 4 *10' 9" x 10' 5" (3.27m x 3.17m)*

A twin aspect room overlooking the rear garden. Television point. Telephone point.

Bathroom The suite includes a panel bath with a tiled surround. Separate fully tiled shower enclosure. Arched window to the front.

Separate WC W/c

Gardens To the front raised planters run either side of the driveway. A gated side access leads to the rear garden. This is fully enclosed by fence and wall boundaries. It is mostly laid to lawn and contains raised beds and borders. Greenhouse. Garden shed. Garden tap. Concrete patio area. Workshop with power and light.

Parking Driveway parking for one vehicle to the front of the property.

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Services Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax BAND C

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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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