



72 WEST STREET

RYDE, PO33 2QQ

£395,000
FREEHOLD

A 5-bedroom semi-detached house on West Street, Ryde. Spread over 4 floors, this house offers versatile living spaces, ideal for multi-generational living or even setting up an Air B & B. Located close to all amenities and mainland links, this property offers the best of both worlds.

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SALES & LETTINGS

72 WEST STREET

- 5 bedroom semi detached Victorian home
- Versatile living throughout
- Seperate basement accommodation
- Off road parking
- Close to town and mainland links



The accommodation with approximate measurements co

Double glazed door to:

Hallway

Stairs to first floor and basement apartment. Radiator. Double glazed door to side aspect. Tiled flooring . Doors to:

Lounge 15'9" x 13'1"

Double glazed Bay window to front aspect. Feature original fireplace with wood burner. Radiator.

Kitchen / diner 13'0" x 11'10"

Fully fitted with matching wall, base, drawer and pan drawer units. Fitted refuse storage. Matching pull out larder unit. Fitted fridge / freezer. Space for free standing cooker. Ceramic sink with mixer tap. Window to side aspect. Space for dishwasher. Double doors and glass windows to:

Sun room / Conservatory 12'9" x 11'11"

Tiled flooring. Exposed brick wall. Wall lights. Double doors and windows to rear aspect and enclosed garden. Radiator. Cupboard housing space for washing machine and tumble dryer. Door to:

Shower room

Window to side aspect. Tiled flooring. Low level WC. Hand basin. Shower cubicle.

Stairs to first floor

Turning staircase to first floor

Landing

Radiator. Doors to:

Bedroom 15'9" x 12'0"

Double glazed bay window to front aspect. Radiator. Two built in wardrobes.

Bedroom 12'2" x 13'0"

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to both front and rear aspects. Low level WC. Bath with shower over and glass screen. Hand basin.

Stairs to second floor

Landing

Double glazed window to side aspect. Doors to:

Bedroom 13'1" x 12'11"

Double glazed French doors to Juliette balcony with views of The Solent. Loft access. Radiator.

Bedroom 13'0" x 11'9"

Double glazed window to rear aspect. Radiator. Loft access.

Lower ground floor apartment

Entry from a seperate entrance down the side of the main property.

Steps down to:

Double glazed door to :

Private entrance leading to rooms which can be

very versatile for any use. Certainly there is space for a good size lounge, bedroom, kitchen space and there is already a shower room which is fully fitted.. The apartment can be suitable as a separate work area, multi generational living or Air B & B. (subject to planning)

Outside

Rear: Fully enclosed. Patio, decked seating area and pergola. Mature planted borders.

Font: Parking for two vehicles. Gated access to entrance and side path to garden and basement apartment.

Additional Information

Council tax: Band "C"

EPC: "D"

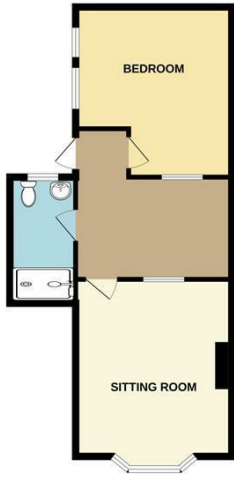


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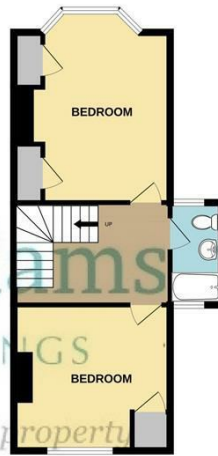
LOWER GROUND FLOOR
470 sq ft. (43.7 sq.m.) approx.



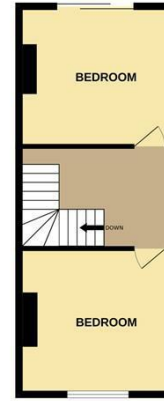
GROUND FLOOR
681 sq ft. (63.3 sq.m.) approx.



1ST FLOOR
465 sq ft. (43.2 sq.m.) approx.

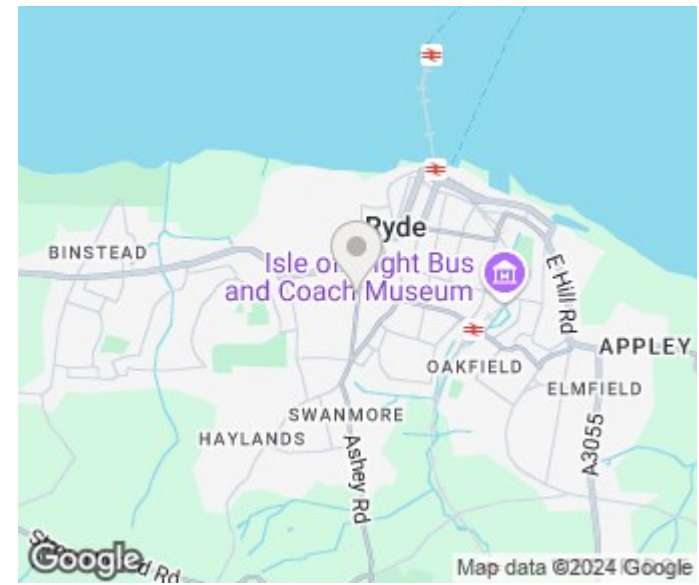


2ND FLOOR
392 sq ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

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SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements