

## Ryde, Isle of Wight



- **Off-Road Parking**
- **2 Bedrooms**
- **Utility Room**
- **Easy Walking Distance to St John's Road Train Station**



## About the property

Situated on the ever-popular Alfred Street in Ryde, this charming two-bedroom home offers generous living accommodation, a beautifully established rear garden, and the convenience of off-road parking. With excellent transport links just moments away, including easy walking distance to St John's Road train station, this property is ideally positioned for commuters and those seeking straightforward access to the mainland via the Wightlink Catamaran at Ryde Pier Head.

The ground floor welcomes you with a bright and comfortable living room, perfect for relaxing evenings or entertaining guests. This leads through to a separate dining room, providing a versatile space for family meals or home working. To the rear of the property sits a well-proportioned kitchen, enjoying attractive views over the garden. A practical utility room enhances the home's functionality, providing additional room for appliances and everyday essentials.

Upstairs, the property offers two well-sized bedrooms, each with its own character and natural light, alongside a family bathroom. The layout is ideal for first-time buyers, down-sizers, small families, or those looking for a well-located investment property in Ryde.

The highlight of this home is undoubtedly the mature rear garden. It presents a peaceful retreat ideal for outdoor dining, gardening, or simply enjoying the tranquillity. The garden backs directly onto allotments, enhancing privacy and providing a wonderfully open and green outlook rarely found so close to town.

Alfred Street places you within easy reach of local shops, schools, parks, and Ryde's extensive amenities. The proximity to St John's Road station ensures quick rail connections to Ryde Pier Head, from where the Wightlink fast catamaran offers regular services to Portsmouth—an excellent advantage for commuters or those who enjoy effortless travel to the mainland.

This is a fantastic opportunity to acquire a characterful and well-located property with outdoor space, parking, and excellent transport connections.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Lounge 10'3 x 10'9

Dining Room 10'6 x 11'4

Kitchen 8'3 x 6'

Utility Room 8'5 x 4'4

### FIRST FLOOR

Landing

Bedroom 1 11' x 10'4

Bedroom 2 10'5 x 7'2

Bathroom

### OUTSIDE

Off Road Parking

Rear Garden

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		