

34 Pitt Street, Ryde, PO33 3EB

£245,000

EPC Rating: D Council Tax Band: C



A three-bedroom semi-detached home tucked away in a quieter residential pocket of Ryde, perfectly placed for families and first-time buyers who want space, practicality and easy access to everything the town and wider Island has to offer.

**ELLIOTT  
LINCOLN**  
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new

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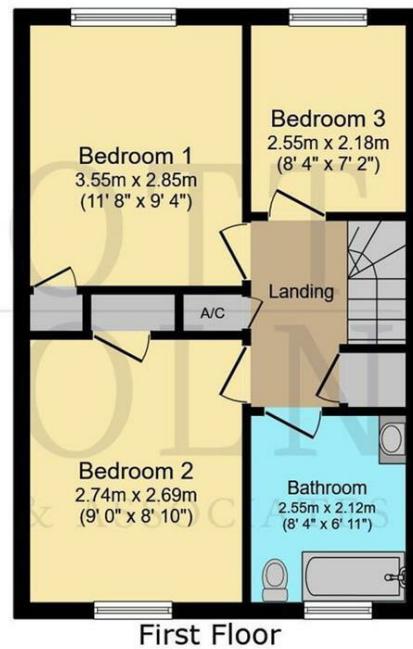


Ground Floor

Floor area 40.1 sq.m. (431 sq.ft.)

Total floor area: 80.1 sq.m. (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



First Floor

Floor area 40.1 sq.m. (431 sq.ft.)

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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         | 86  |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         | 67  |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |