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Isle of Wight, PO33 2NE

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16 BEATRICE CLOSE, BINSTEAD, RYDE, PO33 3PB

An excellent opportunity to acquire an investment / project which comprises of a 3 bedroom house with planning to erect an adjoining 2 bedroom house. The house has recently been refurbished to provide comfortable family size 3 bedroom accommodation and would suit owner occupier or those looking to "Buy to Let". Benefiting from double glazing, gas heating off road parking and rear garden.

The adjoining plot, to the side, has outline planning consent to construct a 2 bedroom house, planning reference: TCP/27992/A, P/00301/07, again with parking and garden.

existing house

- * Large Lounge / Diner
- * Kitchen
- * 3 Bedrooms
- * Bathroom
- * Gas Heating
- * Off Road Parking
- * Residential Location
- * Easy Access to Ryde Town
- * Investment / Project

adjoining plot

- * Planning Consent Granted for 2 Bedroom House
- * Off Road Parking
- * Garden
- * Chain Free & Vacant Possession

PRICE: £220,000

SERVICES: We are advised that all main services are connected

COUNCIL TAX: Band "B"

TENURE: We are advised that the property is FREEHOLD

VIEWING ARRANGEMENTS: Strictly by appointment please, through the vendors appointed agents, MOUNTFORD Estate Agents, on (01983) 61 68 68.

16 Beatrice Close, Binstead, Ryde, PO33 3PB (Continued)

ACCOMMODATION COMPRISES:

Part glazed door into:

ENTRANCE HALL:

Stairs off to first floor, wall mounted "Baxi Brazillia" gas convector heater, double glazed window, telephone point, 2 x under stairs store cupboards housing gas & electric meters

LOUNGE 12' 5" x 9' 10":

"Baxi Brazillia" gas convector heater, double glazed window, archway through into:

DINING ROOM 13' 5" x 10' 4":

Fitted central feature mock fireplace, TV point, double glazed window, built in store cupboard

KITCHEN 9' 7" x 7' 8":

Modern range of kitchen base units with co-ordinating roll edge work surfaces, fitted & inset "Indesit" electric hob & oven, stainless steel sink & drainer, part tiling to walls, plumbing for automatic washing machine, double glazed window

FIRST FLOOR

LANDING:

"Baxi Brazillia" gas convector heater, double glazed window, access to loft space, airing cupboard with insulated copper cylinder providing domestic hot water and shelving over

BEDROOM ONE 13' 5" x 10' 4":

"Baxi Brazillia" gas convector heater, double glazed window

BEDROOM TWO 9' 11" x 9' 10":

Wall mounted electric panel heater, double glazed window

BEDROOM THREE 8' 7" x 8':

Wall mounted electric panel heater, double glazed window

BATHROOM:

Modern white bathroom suite comprising of a panel enclosed bath, pedestal was basin, fully tiled with wall & floor tiles, double glazed window

WC:

Low level WC, part tiling to walls, double glazed window

16 Beatrice Close, Binstead, Ryde, PO33 3PB (Continued)

OUTSIDE:

To the front, moderate area laid mainly to lawn, off road parking, to the rear, enclosed area laid mainly to lawn with patio area, to the side, building plot

BUILDING PLOT:

Outline planning consent has been granted for three years from 15th October 2007, to construct a two bedroom end of terrace house. Application details can be viewed at our office, alternatively documents may be viewed at the council offices, application reference number are: TCP/27992/A, P/00301/07

FURTHER ENQUIRIES:

If there are any points of particular importance, please contact this office, on 01983 61 68 68, we will be pleased to clarify any information or details.

AGENTS NOTES:

Our description of any appliances and/or services (including any heating system) should not be taken as any guarantee that these are in working order.

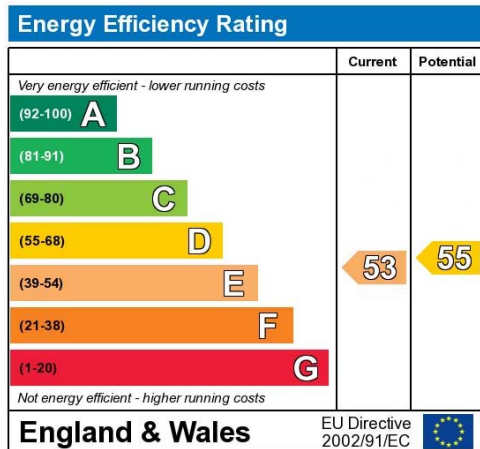
AGENTS NOTES:

Whilst every care has been taken in preparing these particulars, they do not constitute or form part of an offer or contract. All interested parties must verify for themselves the accuracy. All measurements are approximate.

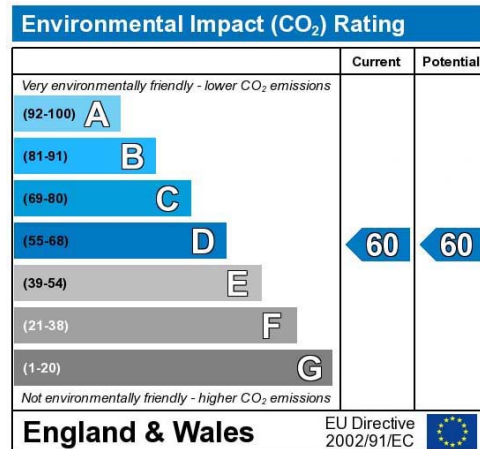
MORTGAGE ADVICE:

If you have not already done so, mortgage advice should be obtained as soon as possible in order to confirm your level of borrowing. MOUNTFORD Estate Agents can arrange an appointment for you with a suitable Mortgage Adviser. Please ask a member of staff.

EPC GRAPHS:

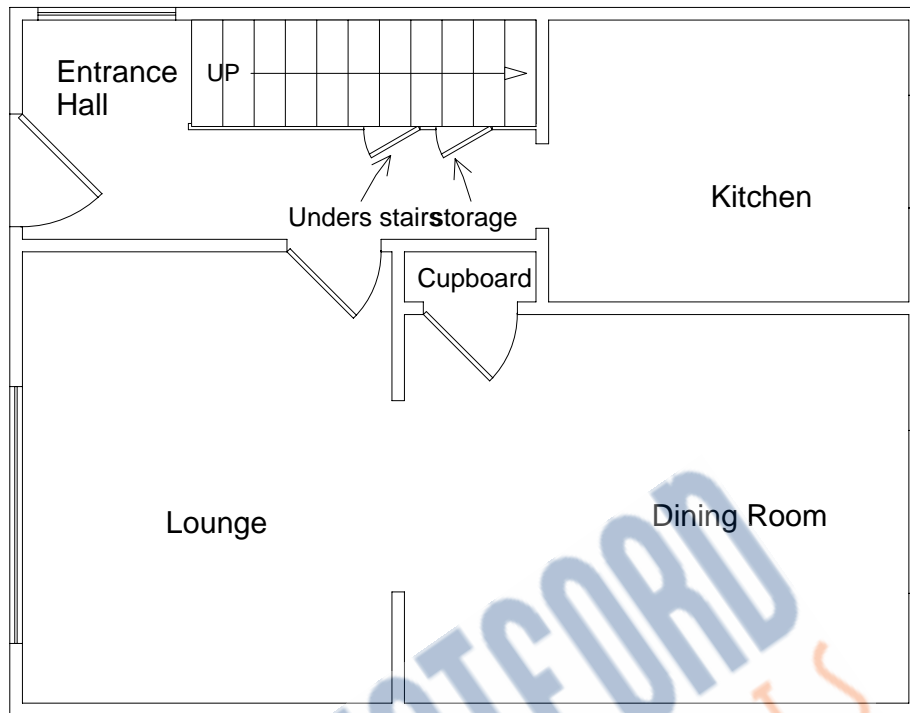


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

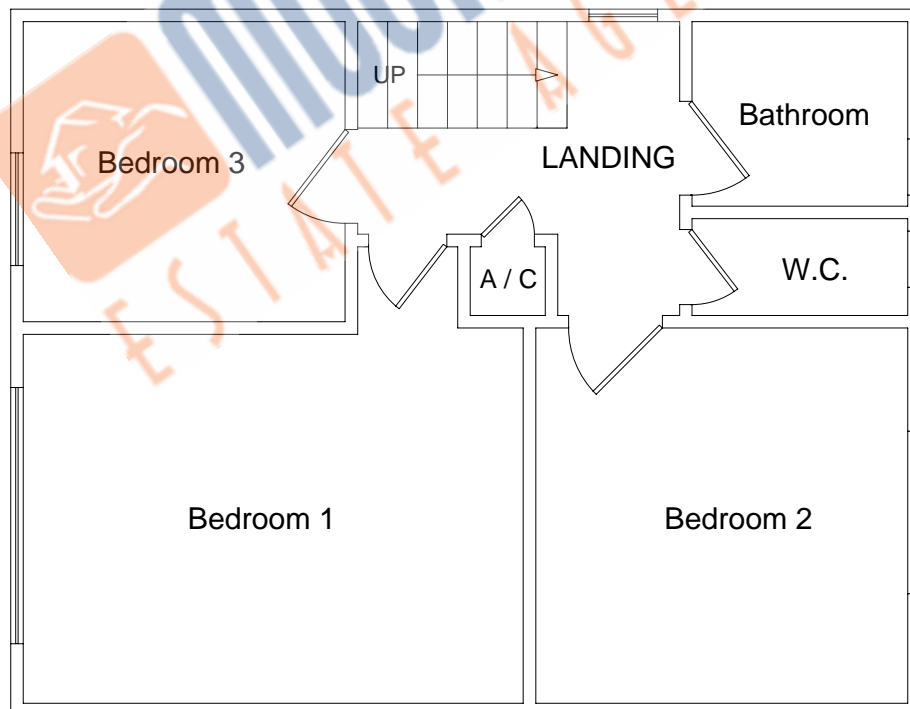


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

16 Beatrice Avenue, Binstead, Ryde, PO33 3PB



GROUND FLOOR



FIRST FLOOR

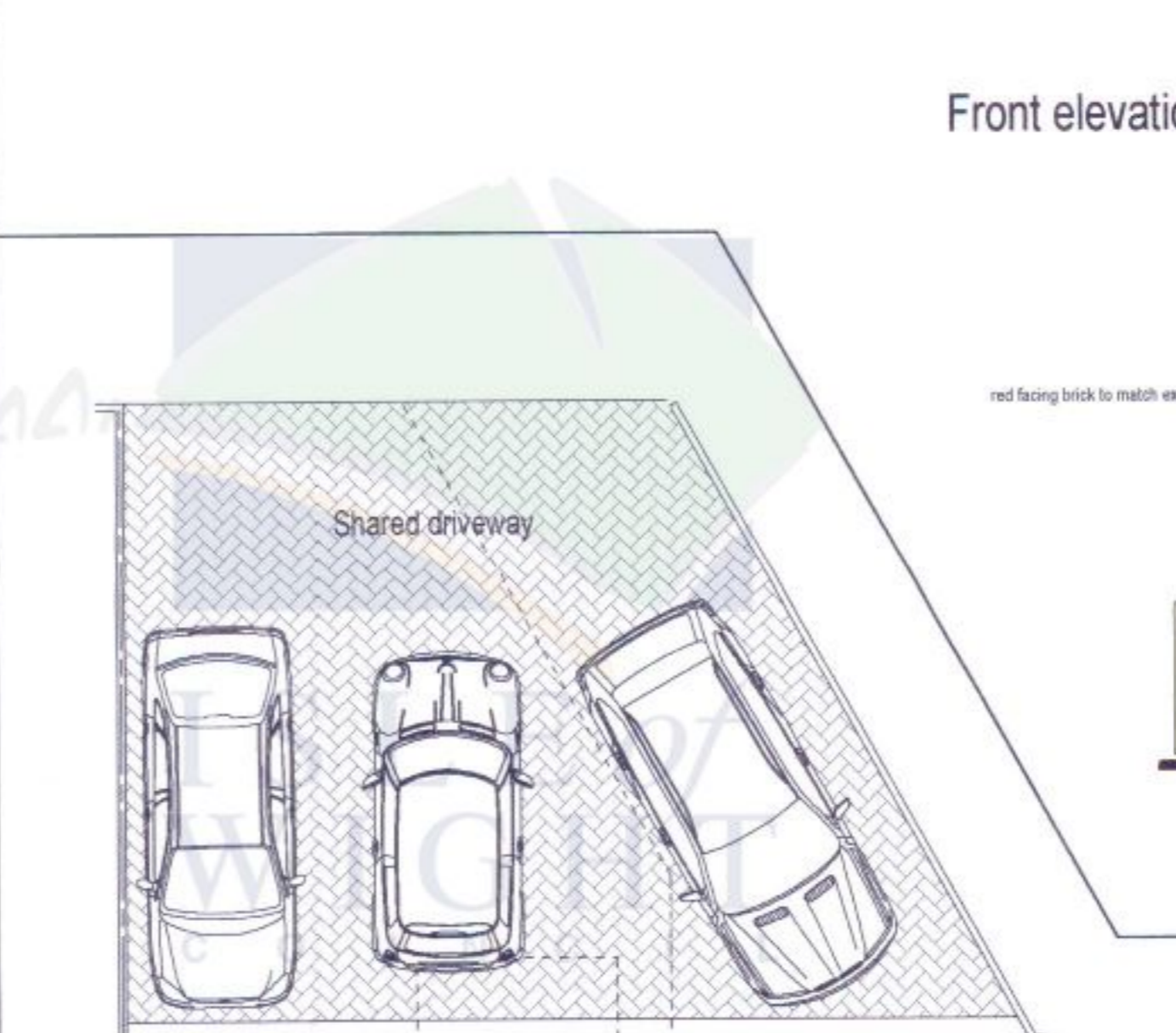
Floor Plan (Not to Scale) there may be some slight variation in the plan and should only be used as a rough guide and not relied upon as completely accurate. Purchasers should therefore verify for themselves the layout of the property.



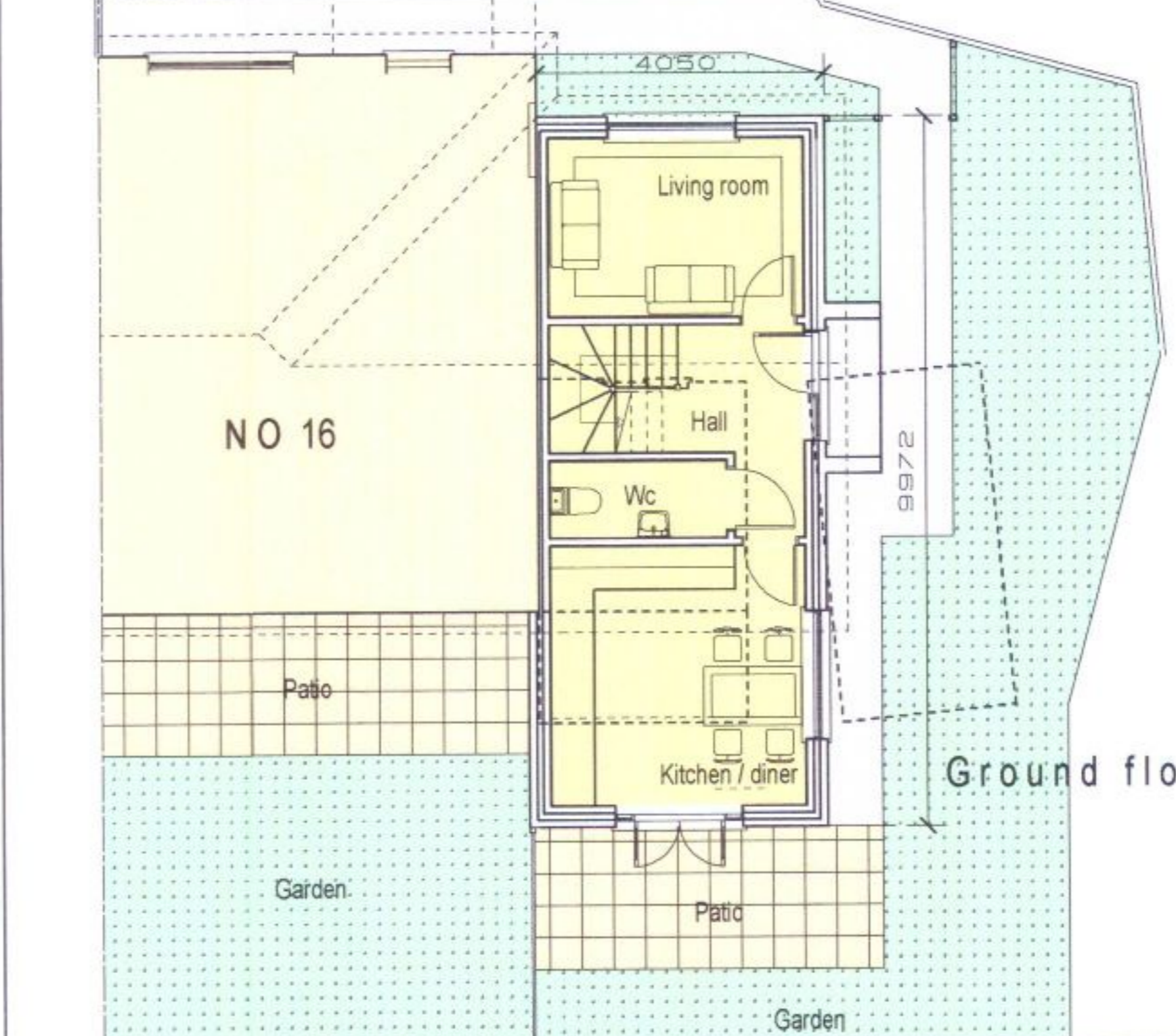
Side elevation as proposed



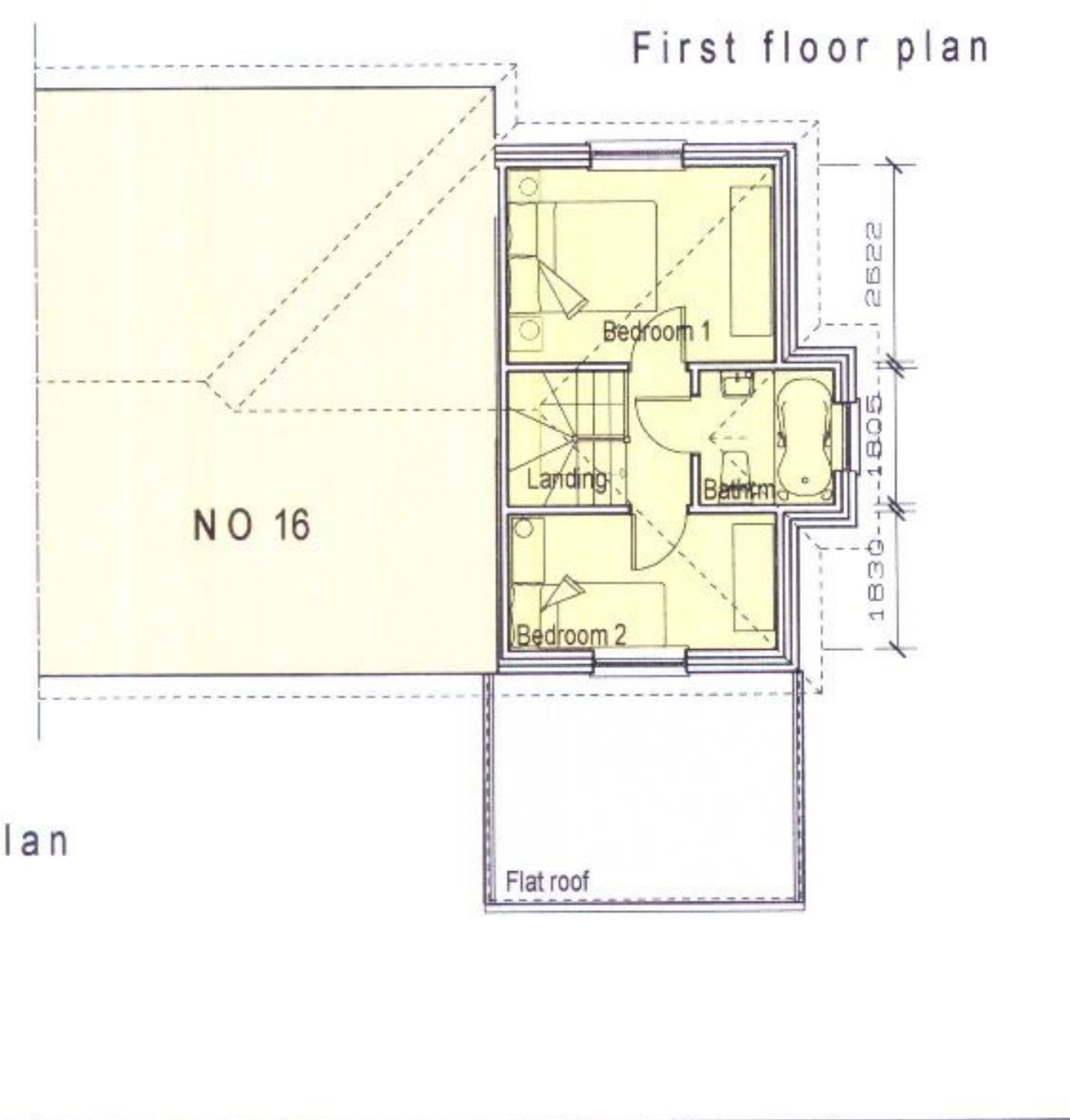
Rear elevation as proposed



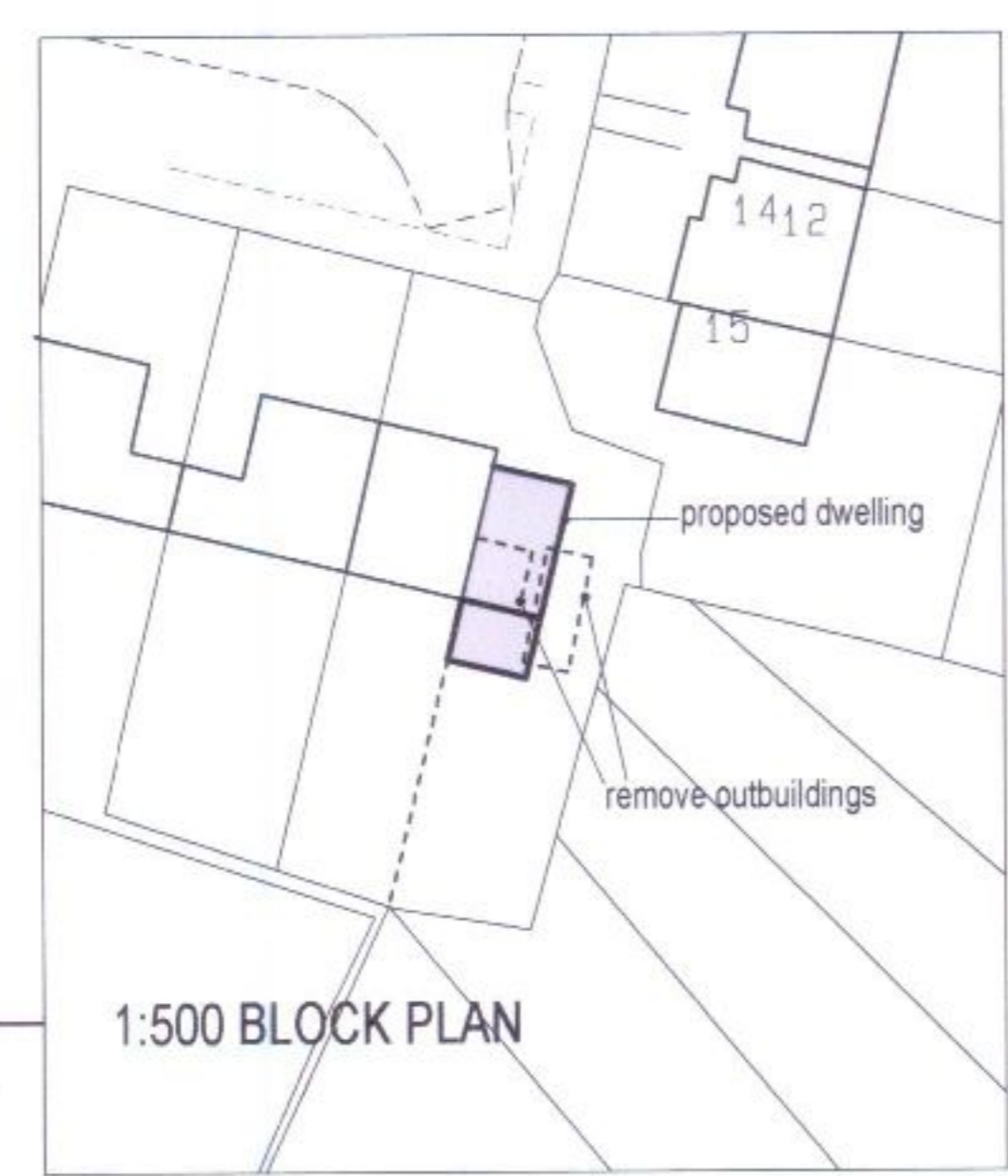
Front elevation as proposed



Ground floor plan



First floor plan



1:500 BLOCK PLAN

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**PROPOSED NEW TWO BEDROOM HOUSE ADJACENT
NO 16 BEATRICE CLOSE BINSTEAD ISLE OF WIGHT**
SCALE 1:100 1:1250 DWG NO 2006-01 P1 A
DATE 7th DECEMBER 2006 rev addition of a "FLAT ROOF" as required by planning officer.

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