



O.I.E.O £180,000

110 BINSTED LODGE ROAD, RYDE, ISLE OF WIGHT, PO33 3UD

Hose  
Rhodes  
Dickson









- \* Two DOUBLE bedroom mid-terraced house
- \* Popular residential area
- \* Enclosed rear gardens
- \* Close to town centre & beaches
- \* Down stairs WC
- \* Ideal first time buy or BTL
- \* GARAGE en-bloc
- \* Gas central heating
- \* CHAIN FREE!

**PROPERTY DESCRIPTION** A modern mid-terrace TWO DOUBLE BEDROOM house situated within a quiet cul-de-sac location on a very popular residential estate, in close proximity to Ryde town centre, and award winning sandy beaches. The property would be ideal as a first time buy, or buy-to-let investment. The accommodation comprises a good size sitting room, fitted kitchen, downstairs wc, TWO DOUBLE bedrooms and a family bathroom with shower. Further benefits include a good size and easily maintained rear garden, and garage en-bloc. Gas central Heating. CHAIN FREE!

**ENTRANCE** Entrance door to:

**SITTING ROOM** 14' 1" x 11' 10" (4.3m x 3.61m) A good size living room with stairs to first floor. Window to front elevation. Access to;

**WC** Under stairs wc and wash hand basin.

**KITCHEN** 11' 9" x 7' 6" (3.6m x 2.3m) A modern fitted kitchen with a range of floor and wall units and matching work tops. Space for fridge/freezer, cooker, and tumble dryer. Space and plumbing for washing machine. Door to rear garden.

**FIRST FLOOR** Stairs from living room to first floor landing. Doors to:

**BEDROOM 1** 11' 10" x 8' 8" (3.61m x 2.65m) Double bedroom with window to rear overlooking rear gardens. Storage cupboard housing boiler.

**BEDROOM 2** 11' 10" x 7' 4" (3.61m x 2.24m) A further double bedroom with built-in wardrobes. Window to front elevation.

**BATHROOM** Family bathroom with suite comprising panelled bath with shower over, wc and wash hand-basin.

**GARDEN** Steps from the kitchen door lead to : Easily maintained enclosed rear garden with gated rear access. Mainly laid to lawn.

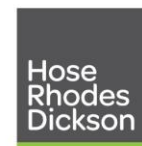
**PARKING** Separate garage en-bloc situated in close proximity to the property.

**HEATING** Gas central heating.

**SERVICES** All mains connected.

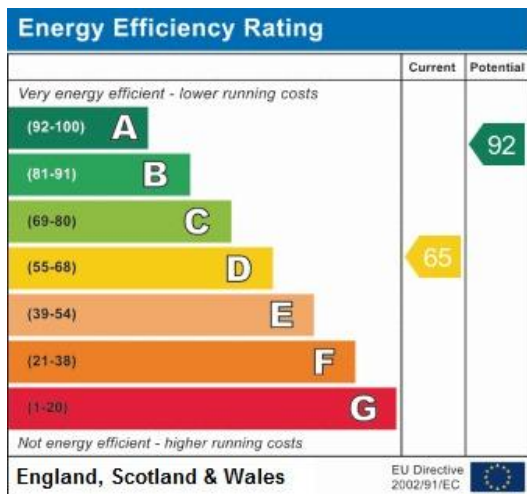
**TENURE** Freehold.

**COUNCIL TAX** Band "B".



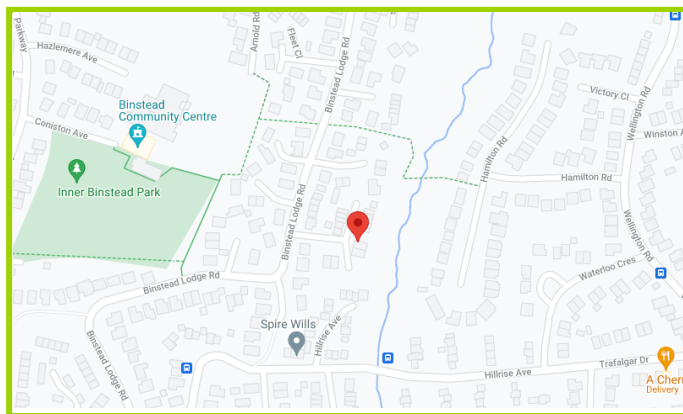
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 565658

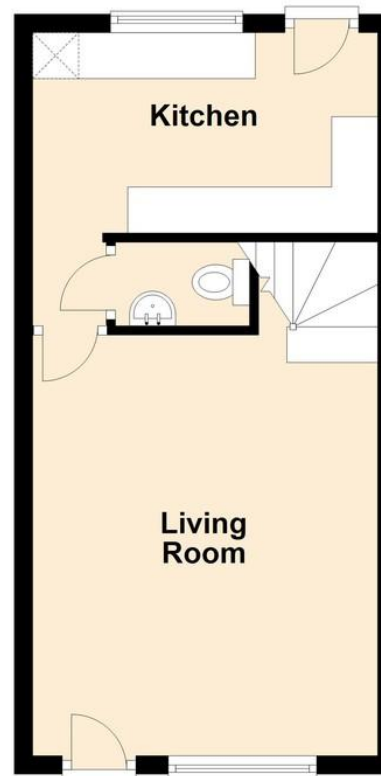


## Where to find the property

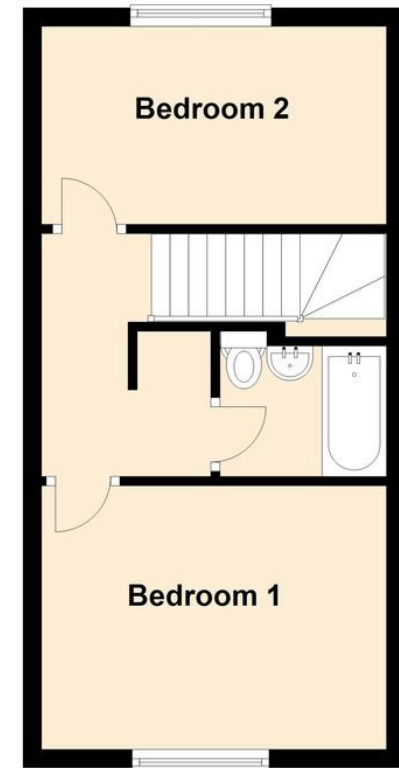
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## Ground Floor



## First Floor



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing  
01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)

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