



£265,000

123 BINSTED LODGE ROAD, RYDE, ISLE OF WIGHT, PO33 3UB

Hose
Rhodes
Dickson





- * Detached 2 double bedroom bungalow
- * Popular residential area
- * Garage & driveway parking
- * Enclosed gardens
- * Modern shower/wet-room
- * Gas central heating
- * CHAIN FREE!

PROPERTY DESCRIPTION This TWO DOUOBLE BEDROOM detached bungalow is situated on a highly popular residential estate on the outskirts of Ryde, in close proximity to the town centre and local beaches, and parks. The property has been retained in good order and offers bright and spacious, well-proportioned accommodation. The accommodation comprises large entrance porch, bright sitting room, TWO DOUBLE bedrooms, modern wet-room, kitchen/diner, and large conservatory. Further benefits include well maintained enclosed gardens, garage and driveway parking, gas central heating, and double glazing. CHAIN FREE!



ENTRANCE PORCH 6' 6" x 6' 6" (2m x 2m) Three steps lead up to the spacious double-door entrance porch which is sufficiently large enough to accommodate a small amount of furniture, and could easily be used as a summer house during the warmer months. Door to entrance hallway.

ENTRANCE HALL A wide entrance hallway with doors to all accommodation. Airing cupboard housing comb boiler. Cloaks cupboard.

SITTING ROOM 17' 2" x 10' 9" (5.25m x 3.3m) A comfortable spacious sitting room with a large window to the front elevation providing a huge source of natural light. Two ceiling paddle fans. Air conditioning unit.

KITCHEN/DINER 15' 10" x 9' 2" (4.83m x 2.80m) A spacious dual aspect kitchen/diner with a range of fitted floor and wall units. Window to side elevation. Space and plumbing for washing machine, and space for cooker/oven. Ample room for a family dining table. Two ceiling paddle fans. Door to large conservatory.



CONSERVATORY 12' 4" x 8' 10" (3.77m x 2.7m) A large partially bricked/glazed conservatory, with tinted glass roof, overlooking the pretty rear garden. Door to garden.

WET ROOM A fully tiled modern wet room with shower, wc and wash hand-basin.

BEDROOM 1 10' 4" x 12' 7" (3.16m x 3.85m) A large double bedroom with window to the rear elevation overlooking the rear gardens.

BEDROOM 2 10' 10" x 9' 9" (3.32m x 2.99m) A further double bedroom with window to the front elevation.

GARDENS Well maintained gardens to the front and rear. Mainly laid to lawn to the front.

The walled rear garden benefits from a patio/seating area, tiered lawn area, and a pretty range of mature shrubs and plantings. Gated rear access. Access door to rear of garage.

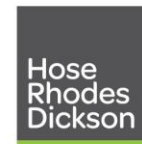
PARKING/GARAGE (Garage 5.2m x 2.5m) Driveway parking and separate garage with electric up-and-over door.

TENURE Freehold.

HEATING Gas central heating.

SERVICES All mains connected.

COUNCIL TAX Band "C".



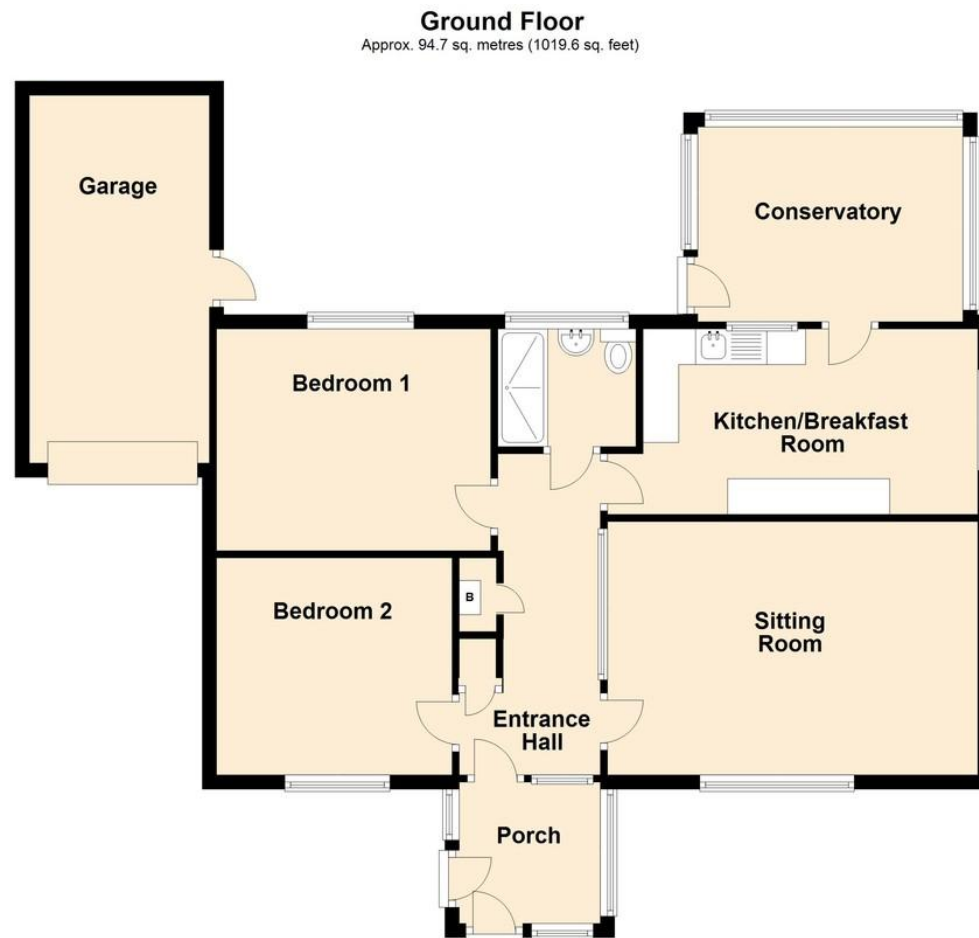
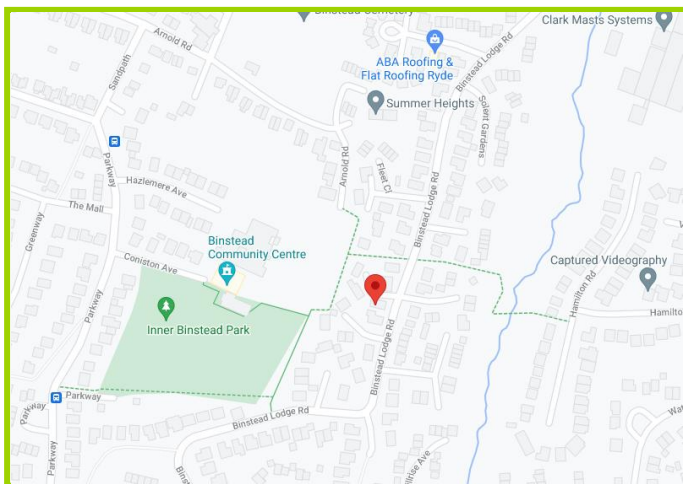
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 565658

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Where to find the property

123 Binstead Lodge Road, Ryde, Isle Of Wight, PO33 3UB



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

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | East Cowes 219002

www.hrdiw.co.uk
Friendly service and local knowledge

Hose
Rhodes
Dickson