



Guide Price £308,500  
13 GREENWAY, BINSTAD, ISLE OF WIGHT, PO33 3SD



## **WITHIN SOUGHT AFTER RESIDENTIAL SETTING!**

**A well proportioned DETACHED BUNGALOW which is ideally located close to the bus route, local amenities, lovely coastal walkways and Golf Club - with Ryde town and mainland ferry terminals a short drive away. The accommodation comprises a spacious and bright sitting room, separate fitted kitchen, 2 DOUBLE BEDROOMS plus shower room. Benefits include gas central heating, double glazing throughout and a delightful, fully enclosed and well stocked rear GARDEN, as well as a deep driveway providing off-street PARKING and leading to a single GARAGE/WORKSHOP. Offered as CHAIN FREE, we certainly believe this home would be absolutely ideal for those seeking single level living in a popular residential setting. Viewing highly recommended.**

### **ACCOMMODATION:**

Accessed via the side of the property, double glazed entrance door to:

### **HALLWAY:**

Carpeted hall with radiator and double width storage/cloaks cupboard. Access to loft space. Multi-paned doors to:

### **SITTING / DINING ROOM:**

16'2 x 11'3 (4.93m x 3.43m)

Well proportioned and carpeted, a bright reception room with large double glazed window to front. Radiator. Feature brick fireplace with inset coal effect gas fire fitted. Coving to ceiling.

### **KITCHEN:**

9'5 x 9'1 (2.87m x 2.77m)

Fitted kitchen comprising wood fronted range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl sink unit with mixer tap. Integral 4-ring gas hob with electric oven under. Space for fridge, washing machine and dishwasher. Recessed down lighters. Tiled flooring. Wall mounted 'Vaillant' gas boiler. Double glazed windows to front and side.

### **BEDROOM 1:**

11'5 x 11'2 (3.48m x 3.40m)

Carpeted double bedroom with double glazed window over-looking rear garden. Radiator.

### **BEDROOM 2:**

9'5 x 8'6 (2.87m x 2.59m)

Carpeted double bedroom with large double glazed French doors leading to rear garden. Radiator.

### **SHOWER ROOM:**

6'4 x 5'5 (1.93m x 1.65m)

Suite comprising corner shower cubicle with 'Mira' unit; vanity wash hand basin with

toiletory cupboard beneath; low level w.c. Full tiling to floor and walls. Radiator. Recessed down lighters. Obscured double glazed window to side.

### **GARDEN:**

The rear garden is a particularly attractive feature of the property - being full enclosed, very private and comprising paved patio area with the rest being laid to lawn with assorted trees and flower/shrub beds. Timber garden shed. Gated access to front.

There is an open plan lawned garden to the front with flower borders.

### **DRIVEWAY:**

Deep driveway providing off-street parking for 2 vehicles and leading to GARAGE.

### **GARAGE:**

17'6 x 8'6 (5.33m x 2.59m)

Attached single garage with up and over door, power, light, 'work bench', rear double glazed window and pedestrian door leading to rear garden.

### **TENURE:**

Freehold

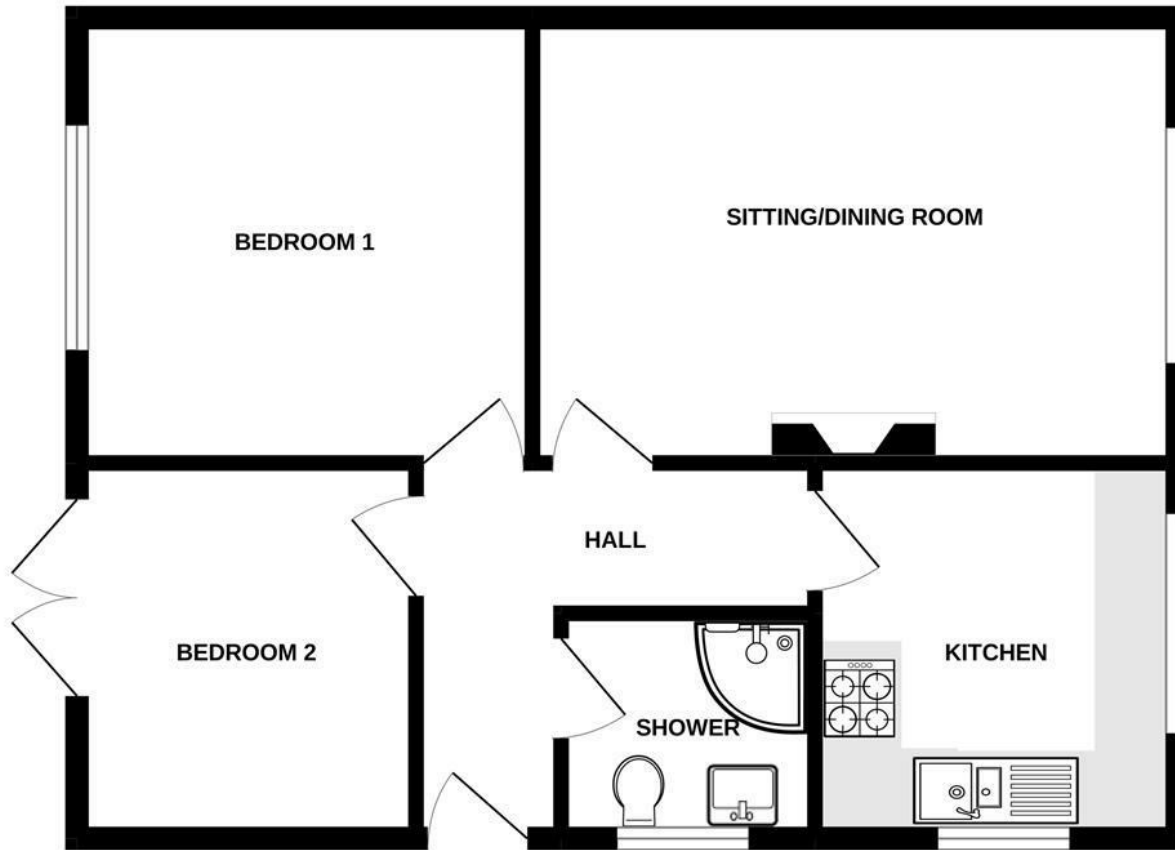
### **COUNCIL TAX:**

Band C

### **DISCLAIMER:**

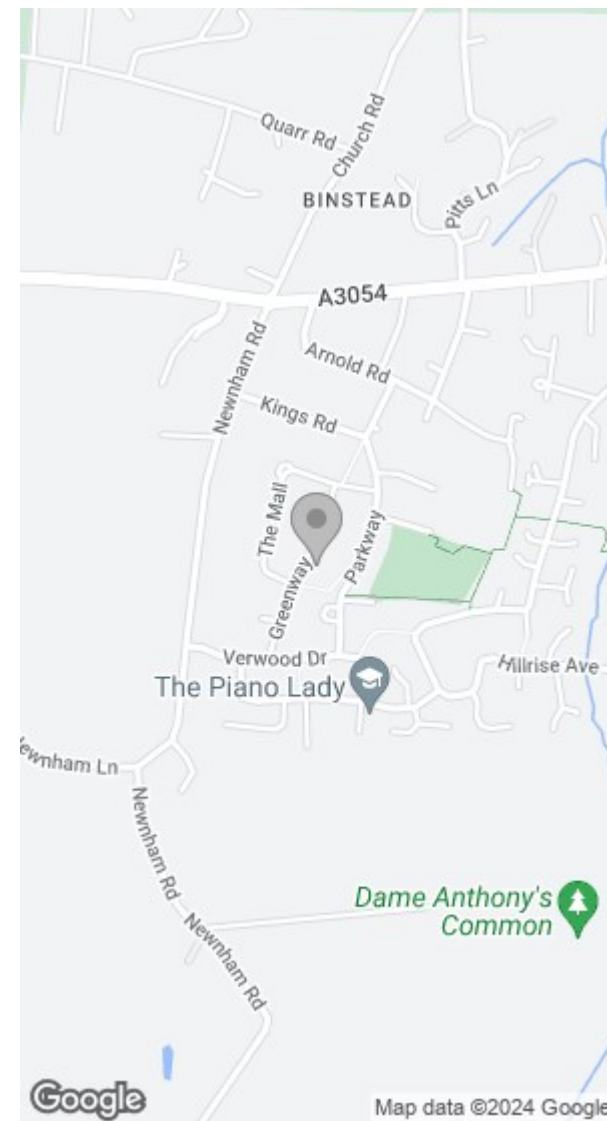
Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

