



Guide Price £240,000

13 PELLVIEW CLOSE, BINSTED, ISLE OF WIGHT, PO33 3TU



OFFERED AS CHAIN FREE!

A delightful semi-detached BUNGALOW, located in a quiet cul-de-sac position on the outskirts of Ryde in a popular residential development. The property offers spacious and light accommodation comprising a generous sitting room, kitchen, conservatory, TWO BEDROOMS and bathroom. Outside are manageable LAWNED GARDENS, plus a GARAGE en-bloc. Further benefits include double glazing throughout, gas central heating and plenty of storage. Located within close proximity of local schools, amenities and woodland walks, the property is well worth an internal visit!

****Please view our Virtual Tour****

ENTRANCE HALL:

UVPC double glazed front door leading to the entrance hall with rooms off. Laminate flooring. Cloaks cupboard housing the consumer unit. Radiator. Airing cupboard. Access to loft (which houses 'Vaillant' gas boiler.

SITTING ROOM:

A pleasant room overlooking the rear garden with a fitted carpet. Radiators x 2. Television point. Double glazed window and door to the conservatory.

CONSERVATORY:

Triple aspect double glazed conservatory with French doors leading to garden. Power points. Radiator.

KITCHEN:

Fitted with a range of wall and base units in light beech laminate with contrasting worktops. Single stainless steel sink with a mixer tap and drainer. Space for white goods and oven. Tiled splashbacks. Double glazed window to rear overlooking the garden and double glazed window to the side. Double glazed UVPC 'stable door' which leads to steps onto the side garden.

BEDROOM 1:

Carpeted double bedroom with double glazed bow window looking onto the front garden. Radiator. Fitted wardrobes.

BEDROOM 2:

Carpeted double bedroom with double glazed bow window overlooking the front garden; further double glazed window to side. Radiator.

SHOWER ROOM:

Mainly tiled bathroom comprises suite of corner shower unit housing an electric shower, vanity unit with wash basin, low level WC, bidet. Shaver point. Vinyl flooring. Double glazed window to side.

GARDENS:

Very pleasant gardens to the front, side and rear, which are mainly laid to lawn. Small garden shed. Outside tap.

GARAGE:

Single garage with up and over door.

COUNCIL TAX & EPC:

Council Tax Band: C

EPC Rating: C

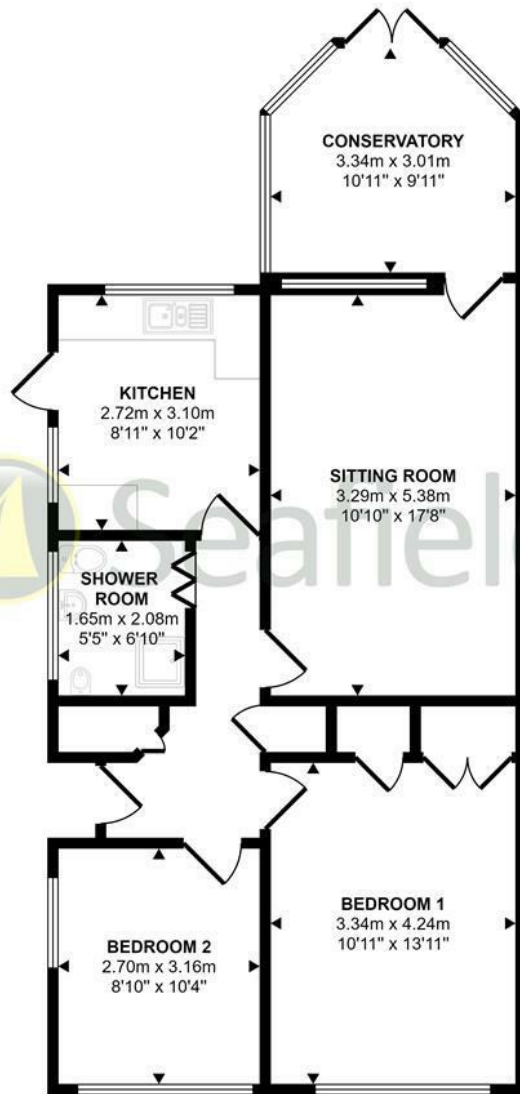
TENURE:

Freehold

DISCLAIMER:

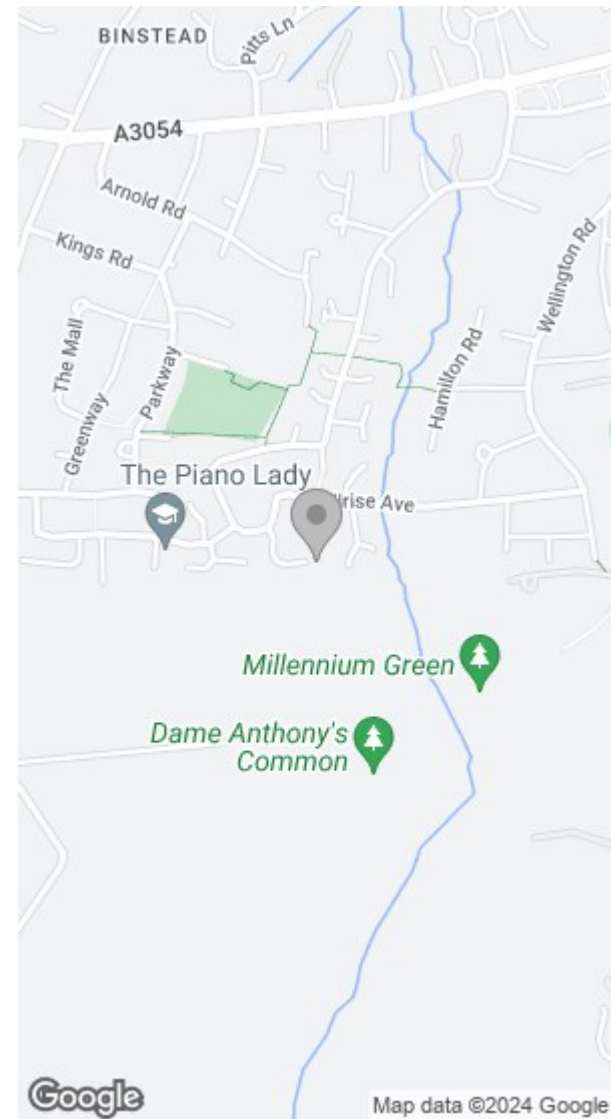
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
75 sq m / 803 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Google

Map data ©2024 Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

