



Guide Price £395,000

19 CHURCH ROAD, BINSTEAD, ISLE OF WIGHT, PO33 3TA



Seafields

GREAT OPPORTUNITY TO UPGRADE TO ONE'S OWN STYLE!

A well proportioned **DETACHED BUNGALOW** with a lovely large **MATURE GARDEN** located in the much sought after **Church Road, Binstead**. The property comprises a bright and airy sitting room leading to outside, separate kitchen, **3 BEDROOMS** and a well equipped shower room. Other features include **GAS CENTRAL HEATING**, double glazing, and driveway parking leading to the **GARAGE**. Set within a peaceful semi-rural location, the property is moments away from country walkways, Ryde golf course, the Binstead village amenities and bus routes. The property is also a short drive from Ryde convenient for the town amenities, schools, long stretches of sandy beaches, Ryde marina and mainland ferry terminals. Certainly we would urge an internal visit without delay. **OFFERED CHAIN FREE.**

ACCOMMODATION:

Obscured glazed front door with adjacent side windows to:

ENTRANCE HALL:

Long hall with access to rooms. Fitted cupboard housing water tank. Carpeted flooring. Radiator.

SITTING ROOM:

Well proportioned sitting room with double glazed windows to rear and door leading to garden. Carpeted flooring. Feature fireplace with timber mantelpiece and inset gas fire (not tested). Radiator.

KITCHEN/DINER:

Range of wood effect cupboard and drawer units with laminate work surface over and tiled splash backs. Integrated gas hob with extractor hood above and electric oven below. Thorn gas boiler. Plumbing for washing machine. Wood effect laminate flooring. Radiator. Double glazed window and door to outside.

BEDROOM 1:

Generous double bedroom with double glazed window to rear. Carpeted flooring. Radiator.

BEDROOM 2:

Small double bedroom with double glazed window to front. Carpeted flooring. Radiator.

BEDROOM 3:

Single bedroom with double glazed window to front. Carpeted flooring. Radiator.

SHOWER ROOM:

With striking black and white flooring and black wall tiles, white suite of shower cubicle, wash hand basin and w.c. Laminate flooring. Radiator. Obscure window.

GARDEN:

A welcoming garden to the front of the property which is mainly laid to lawn with shrub borders. Pathway to front door and side access to rear garden via gate.

There is an attractive enclosed mature rear garden comprising paved patio directly outside of the kitchen and main bedroom. and the rest mainly laid to lawn. A choice of fruit trees producing mature apples and plums. Inset pond. Greenhouse and garden shed.

DRIVEWAY AND GARAGE:

Black wrought iron gates opening to the driveway providing off street parking and leading to single garage (19' x 8') with up and over door, power and light.

COUNCIL TAX:

Band D (Annual Price: £2,374)

TENURE:

Freehold

USEFUL PROPERTY INFORMATION:

EPC: Tbc

Construction Type: Standard construction

Conservation Area: No

Flood Risk: No risk

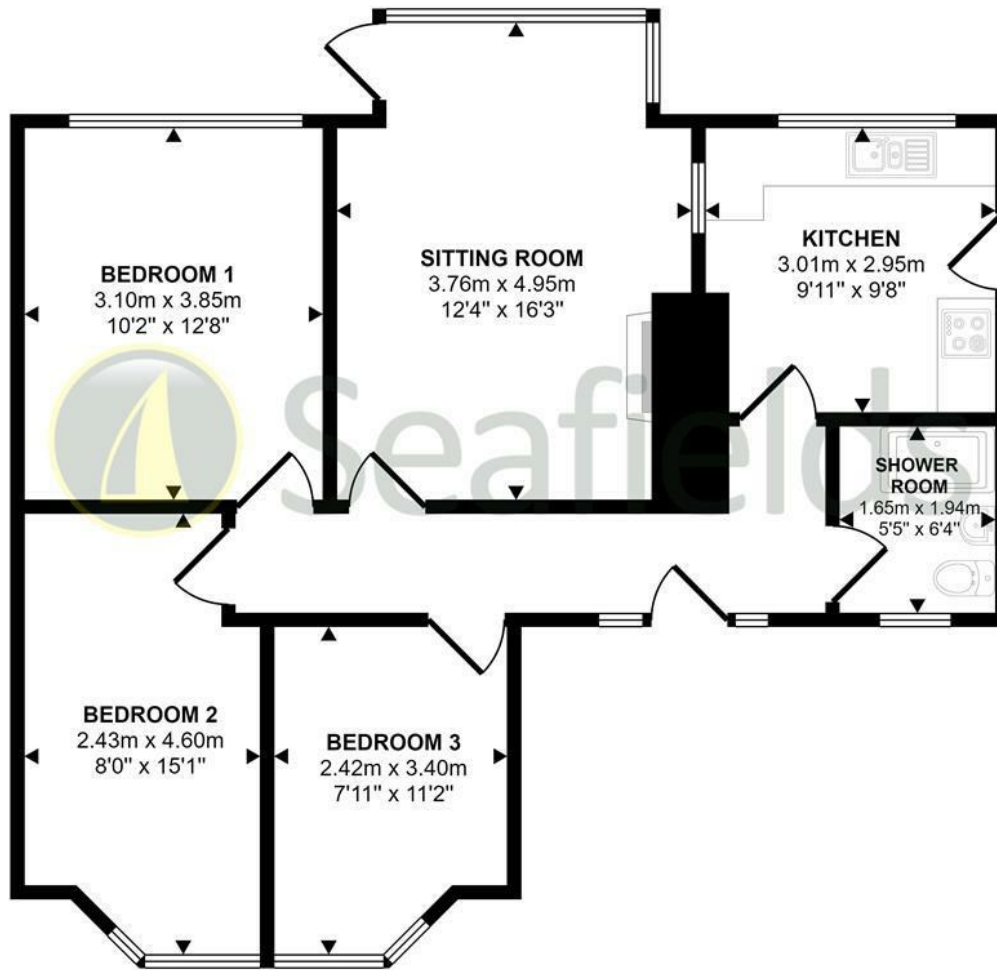
Services: Unless otherwise stated all utilities are mains connected.

Seller's situation: Chain free

DISCLAIMER:

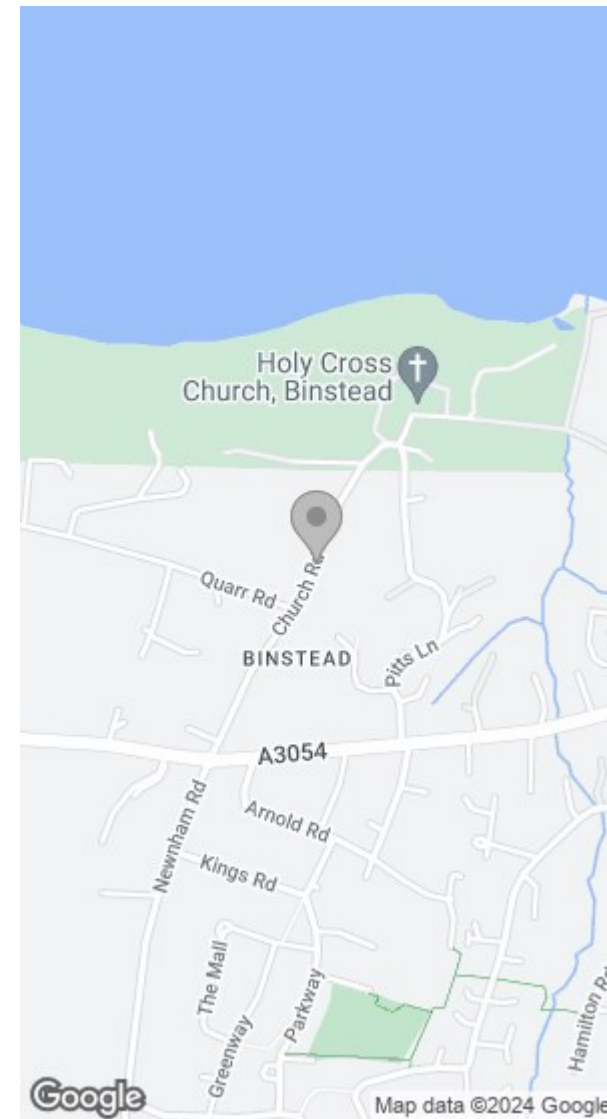
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
70 sq m / 758 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

