



- Smart Modern Terraced Home
- Beautifully Presented Throughout
- Lawned Garden With Patio Areas
- Backs On To Woodland & Bridle Way
- Comfortable 3 Bedroom Accommodation
- Downstairs Cloakroom W.c
- Stylish White Bathroom Suite
- Allocated Parking
- Garden Facing 16'6 Lounge/Diner
- 10'5 Modern Fitted Kitchen

10 Solent Gardens, Ryde, Isle of Wight, PO33 3UZ

£249,950

Tucked away within a peaceful corner of Binstead you will find this beautifully presented terraced house. The 3 bedroom accommodation is complimented by a generous lounge/diner with direct access to the neatly lawned garden. The afternoon sun pours into the modern kitchen and the recently renewed cloakroom sits off the welcoming entrance hall. Upstairs and the there are three bedrooms to choose from and a bathroom for all to use. The property backs on to a woodland and bridleway offering a pleasant walking route to Dame Anthony's Common, a rural open space which is just a few minutes away. This wooded backdrop to the garden and house ensures an attractive outlook throughout the seasons and feel of privacy whilst in the garden. Bus routes are close to hand and there are schools in the immediate area to suit all ages. The nearest convenience store is roughly a 10 minute walk away and the adjoining principle town of Ryde is just a little further on where one will find a broader selection of essential amenities. Binstead Village offers the provision of another shop, public house, recreation park and main bus routes. Positioned away from the thoroughfare this lovely home should prove to offer a much quieter lifestyle than other busier areas making it ideal for families and older more discerning buyers too.



Accommodation

Entrance Hallway

Cloakroom W.c

Lounge/Diner

16'6" max x 14'3" max (5.03 max x 4.34 max)

Kitchen

10'5" x 9'6" (3.18 x 2.90 (3.17 x 2.89))

Landing

Bedroom 1

13'6" x 8'7" (4.11 x 2.62)

Bedroom 2

11'4" x 9'5" (3.45 x 2.87)

Bedroom 3

7'6" x 7'0" (2.29 x 2.13)

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

Gardens

The neatly lawned frontage is interspersed with established shrubs. The rear garden is equally well kept and mostly laid to lawn. It backs on to a wooded area creating a wonderful tree-lined backdrop to the property and garden. Sandstone paved patio areas at either end of the garden ensure you will enjoy the sun into the evening. Fence boundaries. External lights. Garden shed. Gated rear access leading to parking area.

Parking

An allocated space for a vehicle is situated in the parking area to the south side of the terrace. Further on-street spaces available in the close.

Council Tax

BAND C

Tenure

Freehold



Construction Type
Standard Construction

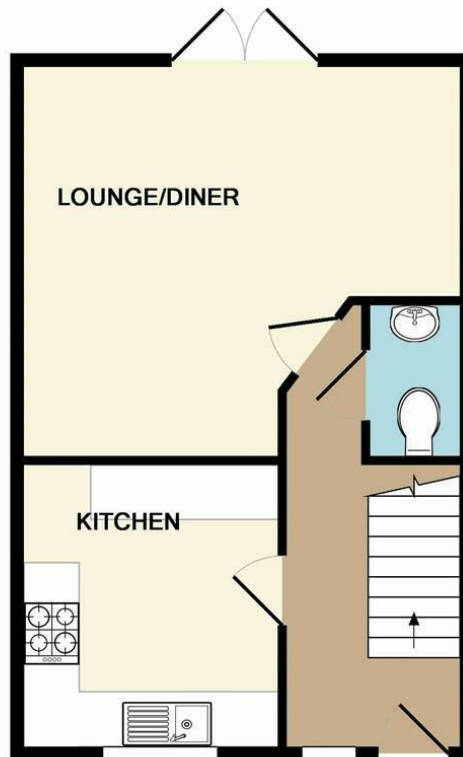
Mobile Coverage
Coverage includes: EE, O2, Vodafone and Three

Broadband Connectivity
Openreach and wightfibre networks. Ultrafast fibre available

Flood Risk
Very Low Risk

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note:
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



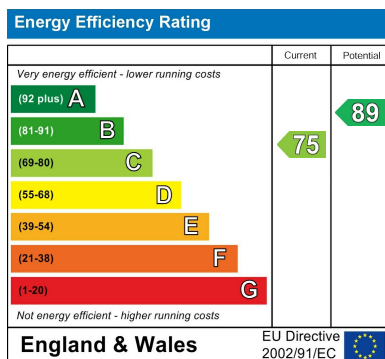
GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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