



- Well Presented Detached Bungalow
- Smart Refurbished Kitchen & New Boiler
- Sunny South Facing Garden
- Well Placed for Bus Route and Local Shop
- Tucked Away in Cul De Sac of Just 4 Bungalows
- Garage & Driveway Parking for 3
- Shower Room & 2 W.c's
- Comfortable 3 Bedroom Accommodation
- Peaceful Location
- Twin Aspect 15'6 Lounge

1 Victory Close, Binstead, Isle Of Wight, PO33 3RA

£315,000

Welcome to 1 Victory Close, a charming detached bungalow nestled in the serene Binstead area of the Isle of Wight. This delightful property boasts a slightly elevated position, providing a pleasant outlook from its twin aspect lounge and a wonderfully sunny south facing rear garden.

Step inside to discover a well-maintained interior that is tastefully presented, offering a warm and inviting atmosphere for you to call home. Fresh decor and an updated kitchen are amongst recent improvements which are sure to impress. The peaceful location ensures tranquillity, away from the hustle and bustle of passing traffic, allowing you to unwind and relax in comfort.

Situated on a corner plot, this modern bungalow enjoys the luxury of having no neighbouring property to the right, providing you with an added sense of privacy and space. Additionally, being within walking distance to the local recreation park and Dame Anthony's Common offers you the perfect opportunity to enjoy outdoor activities and leisurely strolls in the beautiful surroundings.

Don't miss out on the chance to make this wonderful property your own and experience the idyllic lifestyle it has to offer. Contact us today to arrange a viewing and take the first step towards your new home at 1 Victory Close.



Accommodation

Entrance Hall

15'11" x 5'9" (4.85m x 1.75m)

Loft Hatch

Built-in Storage

Built-in Boiler Cupboard

Lounge

15'6" x 12'5" (4.72m x 3.78m)

Cloakroom W/C

Kitchen/Diner

12'10" x 9'10" (3.91m x 3.00m)

Bedroom 1

11'10" x 9'10" (3.61m x 3.00m)

Bedroom 2

11'9" x 8'11" (3.58m x 2.72m)

Bedroom 3

11'10" x 6'10" (3.61m x 2.08m)

Shower Room

6'4" x 5'4" (1.93m x 1.63m)

Gardens

Hedge boundaries to either side define the wide frontage. Graveled areas with mature shrubs reduce ongoing maintenance and a shrub border sits alongside the brick paved driveway. A gated side access leads to the rear and West facing side lawn. South facing paved patio. Well tended and shaped flower borders. Concrete pathways. The West facing lawn is well screened by a mature high hedge creating privacy. Greenhouse. The driveway, side path and rear pathways combine to offer a level wheelchair access via a ramp into the third bedroom/study.

Garage

17'6" x 8'1" (5.33m x 2.46m)

With an up and over door, power and lighting. Double glazed window to rear. Water tap.

Driveway

The brick paved and concrete driveway offers spaces for 3 vehicles.

Tenure

Freehold



Council Tax
Band D

Flood Risk

Low Risk from Surface Water. Very Low Risk from River & Sea.

Construction Type

Standard brick built cavity wall construction.

Mobile Availability

Coverage includes: EE, O2, Vodafone and Three

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Services

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

Agents Note

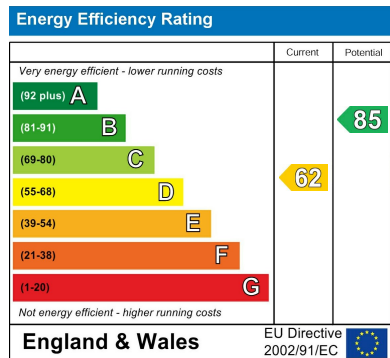
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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.
Made with Metropix ©2022.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomlesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

187 High Street, Ryde, Isle of Wight, PO33 2PN
 Phone: 01983 611511
 Email: ryde@wright-iw.co.uk

PROTECTED

Viewing: Date Time