



- No Onward Chain
- Separate Dining Area
- Upstairs Bathroom
- Well Placed for Schools, Shop and Recreation Park
- Modern 3 Bed Terraced House
- En Bloc Garage
- Lower Maintenance Gardens
- Generous 15'3 Lounge
- Tucked Away in Cul-de-Sac
- Gas C/Heating & Mostly D/Glazed

3 Winston Close, Ryde, Isle Of Wight, PO33 3QF

**Offers In The Region Of £190,000**



This modern terraced house is nicely tucked away in a cul-de-sac of just five properties. It is away from passing traffic and as such is a safer and more peaceful position than many other houses in the area. The property is suitable to move in to whilst you plan and undertake general improvements to the interior creating the bespoke home you always wanted. The ground floor layout includes a generous lounge flowing through to the adjoining dining area. This sits next to the kitchen and sliding doors form here lead directly to the rear garden. This combines graveled and paved areas keeping maintenance to the minimum and should attract the sun late in to the evening as it sets in the west. Upstairs and there are three bedrooms to choose from and a bathroom for all to use. The house comes with its own garage which is part of a block of three on the west side of the terrace and this will also need some repairs. This property is well placed for the local schools, bus route and convenience store. A recreation park is just around the corner and this connects to the network of footpaths and bridleways for extended walks and exercising. Winston Close is nestled between the village centre of Binstead and the town centre at Ryde leaving a comprehensive array of retail and associated services at your beck and call. This northeast corner of the Island is fortunate to have both regular car ferry and passenger services to mainland Portsmouth and Southsea.



# Accommodation

## Entrance Hall

## Lounge

15'3" x 12'4" (4.65m x 3.76m)

## Built-in Storage

## Dining Room

10'7" max x 8'1" (3.23m max x 2.46m)

## Built-in Storage

## Kitchen

10'3" x 6'11" (3.12m x 2.11m)

## Landing

## Built-in Linen Cupboard

## Bedroom 1

15'4" x 9'5" (4.67m x 2.87m)

## Bedroom 2

9'2" x 8'11" (2.79m x 2.72m)

## Bedroom 3

9'0" x 5'10" (2.74m x 1.78m)

## Bathroom

7'0" x 6'0" (2.13m x 1.83m)

## Garage

En bloc garage to west side of terrace. In need of repair. Up and over door.

## Garden

The frontage is laid to lawn. To the rear the garden has been laid to gravel and is fully enclosed by fence boundaries. Paved patio area. Garden tap. Concrete hardstand for shed.

## Council Tax

Band B

## Tenure

Freehold





### Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

### Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available.

### Construction Type

Brick construction. Sloping flat main roof.

### Flood Risk

Very Low Risk.

### Services

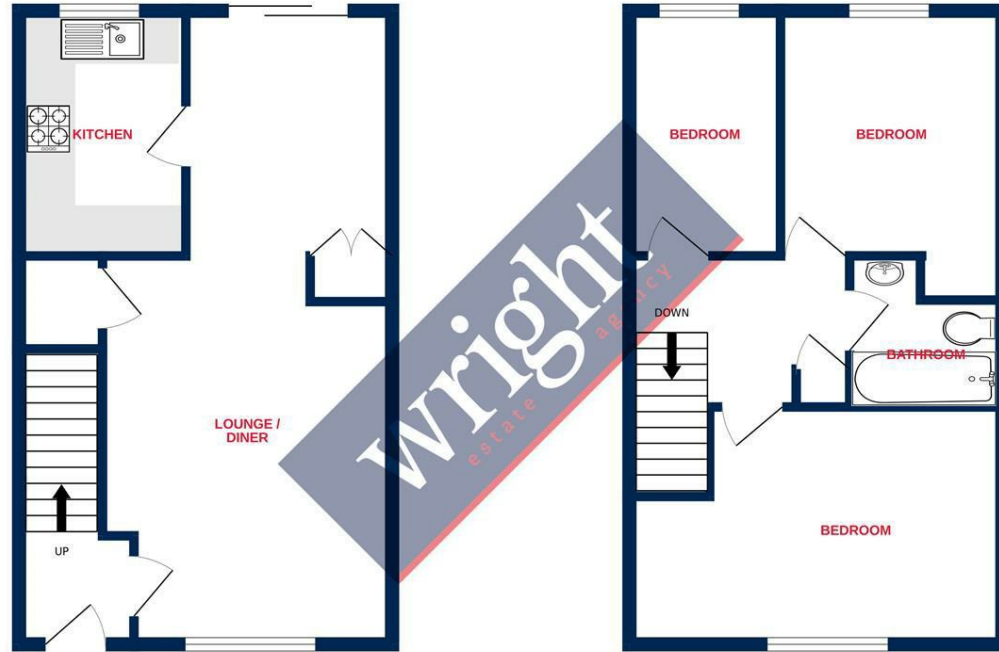
Unconfirmed gas, electric, mains water and drainage.

### Agents Notes

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.

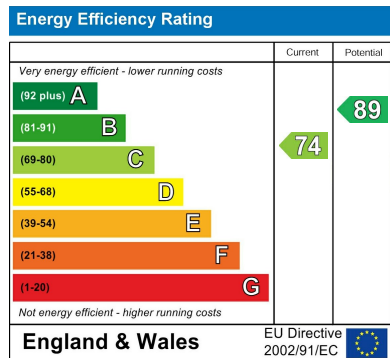
GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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