



16 VERWOOD DRIVE BINSTEAD, PO33 3SP

£340,000
FREEHOLD

CHAIN FREE. A beautifully presented 3 bedroom detached bungalow situated within a popular area of Binstead. The property has been upgraded in recent years. DRIVEWAY, OUTSIDE OFFICE. Close to schools, bus routes and play areas. EPC "C"

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16 VERWOOD DRIVE

- 3 bedroom detached bungalow.
- Manageable garden
- Nicely presented throughout
- CHAIN FREE



The accommodation with approximate measurements

Door to:

Hallway

Radiator. Loft access. Cupboard housing Glow Worm boiler (new in 2019).... Doors to:

Lounge 5.44 x 3.62 (17'10" x 11'10")

Double glazed windows to front and side aspects. Radiator. Wall lights. Serving hatch.

Kitchen 3.21. x 3.28 (10'6". x 10'9")

Fully fitted kitchen with matching wall, base and drawer units. Sink and drainer. Fitted electric cooker. Electric hob with extractor over. Space for washing machine and fridge / freezer. Serving hatch to lounge. Gas meter. Double glazed window to side aspect. Double glazed door to side aspect.

Bedroom 3.45 x 3.60 (including wardrobes) (11'3" x 11'9" (including wardrobes))

Double glazed window to front aspect. Radiator. Built in wardrobe.

Bedroom 3.95 x 2.71 (12'11" x 8'10")

Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom 3.0 x 2.89 (9'10" x 9'5")

Double glazed patio doors to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Bath with shower over. Hand basin. Part tiled. Radiator.

WC

Low level WC. Double glazed window to side aspect.

Outside

Rear: Fully enclosed . Patio area. Raised beds. Lawn area. Gate to side aspect. Steps down to OUTSIDE ROOM / OFFICE. 2.05 x 2.25 (back of garage)

Front : The garage has been partitioned to add a room at the rear and is accessed from the garden. Consumer unit. Electric meter. Up and over door. Ample off road parking. Laid to lawn.

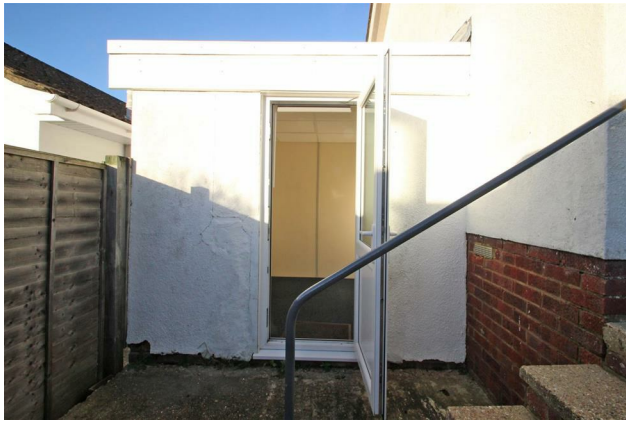
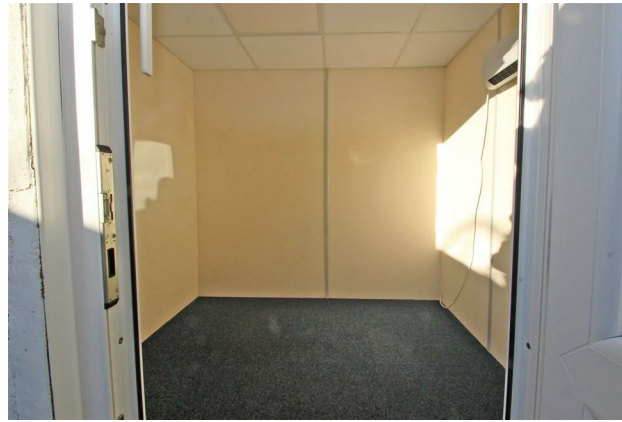
Additional information

Council tax band "D"

EPC "C"

New boiler 2019

New double glazing 2017



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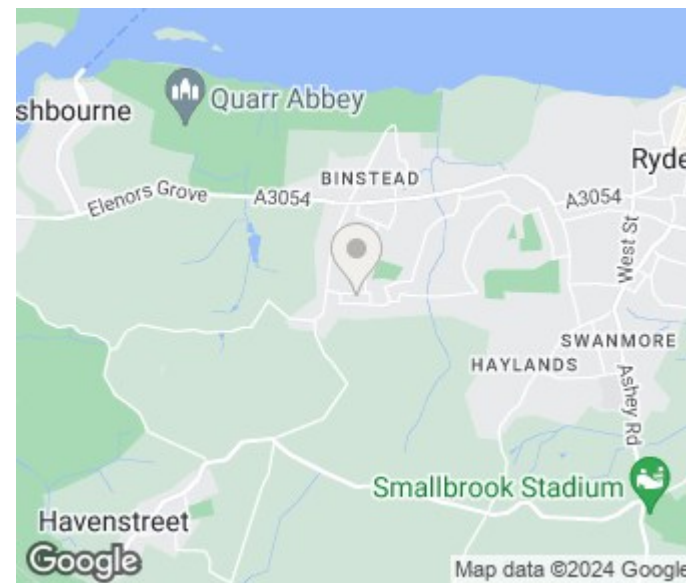
GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



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TOTAL FLOOR AREA: 987 sq.ft. (91.7 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 Mergesoft C2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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		

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements