



Trigghomes.

**£165,000  
Flying Freehold**

## Ryde, Isle of Wight



- Spacious Three Bedroom Home
- Popular and Quiet location
- Modern Kitchen and Bathroom
- Well Sized Rear Garden
- Driveway



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

Situated in a quiet and sought-after position in Binstead, conveniently located between the surrounding countryside and Ryde town centre, this well-presented home offers flexible accommodation and an attractive blend of modern living with a peaceful setting.

The property provides off-road parking to the front and is arranged to offer either two bedrooms with an additional reception room or three bedrooms, depending on individual requirements. Internally, the accommodation is presented in excellent order throughout, featuring a modern fitted kitchen and a contemporary bathroom, creating a ready-to-move-into home.

To the rear, the property enjoys a well-proportioned garden, ideal for outdoor entertaining, relaxation, or family use, offering a pleasant and private space.

The location is a particular highlight, being within walking distance of scenic countryside walks while also providing easy access to Ryde town centre, High Street and Union Street, with their range of shops, amenities and transport links.

### Important Notice:

The property is subject to a flying freehold. Prospective purchasers should be aware that this may require specific consideration from mortgage lenders, and buyers are advised to make the necessary enquiries with their lender and legal advisor.

This is an excellent opportunity to acquire a versatile and well-maintained home in a popular residential area of the Isle of Wight.

Local Authority - Isle of Wight Council

Council Tax Band - B

Tenure - Flying Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)

[www.ukradon.org](http://www.ukradon.org)

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.nesltd.co.uk](http://www.nesltd.co.uk)

<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor

Trigg House

Monks Brook

St. Cross Business Park

Newport

Isle of Wight

PO30 5WB

Tel: 01983 525710

Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Kitchen 11'4 x 7'9

Dining Area 11'8 x 7'9

### FIRST FLOOR

Landing

Lounge 15'5 x 11'

Bedroom 13' x 8'5

Bedroom 12'3 x 8'5

Bedroom 11'9 x 8'4

Bathroom

### OUTSIDE

Front Pathway

Rear Garden

Parking

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggio.co.uk**

### Energy Efficiency Rating

