



- No Onward Chain
- Smart Modern Detached Bungalow Built circa 1996
- Comfortable 2 Bedroom Accommodation
- Quiet, Cul De Sac Position in Binstead Village
- Sunny South Facing Rear Garden
- Parking for Two Cars
- D/Glazed Conservatory
- Bathroom includes Separate Shower
- Well Presented Interior & Gardens Well Kept
- Solar Panels, Gas C/Heating & D/Glazing

11 Birch Gardens, Binstead, Ryde, Isle of Wight, PO33 3XB

**£265,000**

Situated in a tranquil cul-de-sac in the charming Binstead Village, this delightful detached bungalow offers a perfect blend of comfort and modern living. With a well-presented interior spanning 667 square feet, this property is ideal for those seeking a peaceful retreat.

The bungalow features two spacious double bedrooms, providing ample space for relaxation and rest. The generous bathroom is thoughtfully designed, complete with a separate shower, ensuring convenience for all residents. A highlight of the home is the double-glazed conservatory, which invites an abundance of natural light and offers direct access to the sunny south-facing rear garden, perfect for enjoying warm afternoons.

The exterior of the property boasts a pretty facade, complemented by well-kept gardens that enhance its appeal. For those with vehicles, there is parking available for two cars, adding to the practicality of this lovely home. Additionally, the presence of solar panels contributes to lower utility bills, making this property not only attractive but also energy-efficient.

Conveniently located, the bungalow is well-placed for local bus routes and a network of footpaths, providing easy access to the surrounding area. This property is a wonderful opportunity for anyone looking to settle in a serene environment while enjoying the benefits of modern amenities. Whether you hanker for single floor living or are downsizing, or seeking a peaceful retreat, this bungalow in Binstead is certainly worth considering.



# Accommodation

## Porch

## Entrance Hall

## Kitchen/Breakfast Room

11'9" x 9'8" (3.58m x 2.95m)

## Lounge/Diner

13'8" x 12'3" (4.17m x 3.73m)

## Conservatory

9'11" x 9'3" (3.02m x 2.82m)

## Bedroom 1

12'2" x 9'9" (3.71m x 2.97m)

## Bedroom 2

11'10" x 8'9" (3.61m x 2.67m)

## Bathroom

11'9" max x 5'7" max (3.58m max x 1.70m max)

## Garden

The lawned frontage is framed by established shrub and ornamental tree filled borders. Side accesses to rear garden. Ornamental trees are found throughout one side access and the garden and dustbins sit to the other. The rear, Sunny South facing garden is tastefully hard landscaped to keep main to a minimum. Stone filled beds to either side are home to a variety of shrubs and ornamental trees. Three steps from the patio lead to the main upper tier. the entire garden is enclosed by fence boundaries. Garden tap.

## Parking

The brick paved driveway offers spaces for two vehicles

## Solar Panels

Details of tariff to be confirmed

## Tenure

Freehold



Council Tax  
Band C

Flood Risk  
Very Low Risk

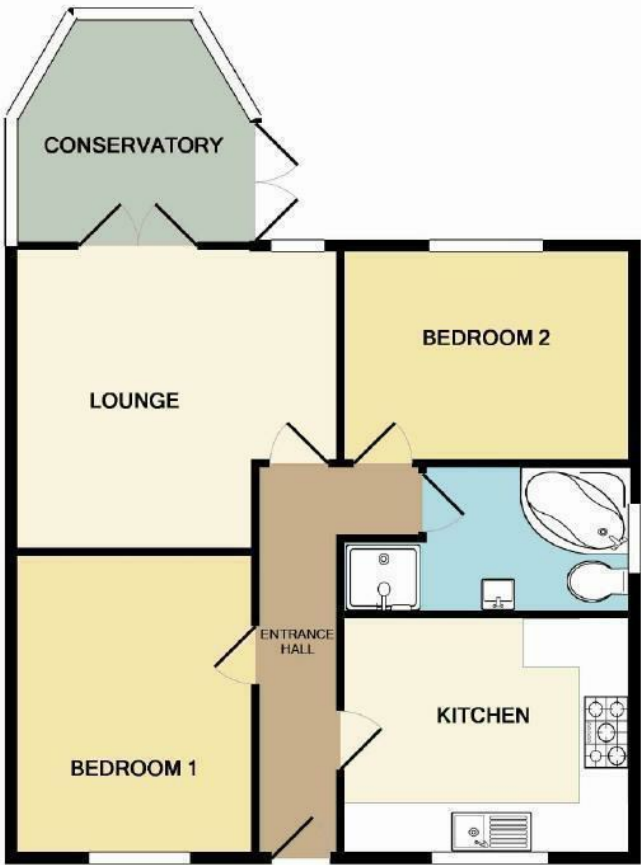
Construction Type  
Brick elevations. Concrete tile roof. Cavity walls.

Mobile Coverage  
Limited Coverage, EE, O2, Three & Vodafone

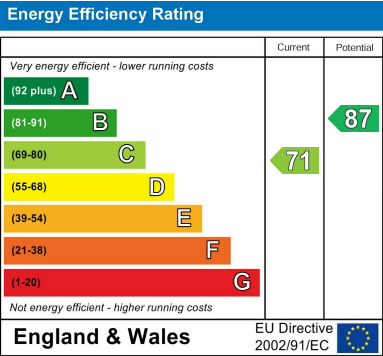
Broadband Connectivity  
Openreach & Wightfibre Networks. Up to Ultrafast available.

Services  
Unconfirmed gas, water, drainage and electric.

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.



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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511



Email: ryde@wright-iw.co.uk



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Viewing:      Date .....      Time .....