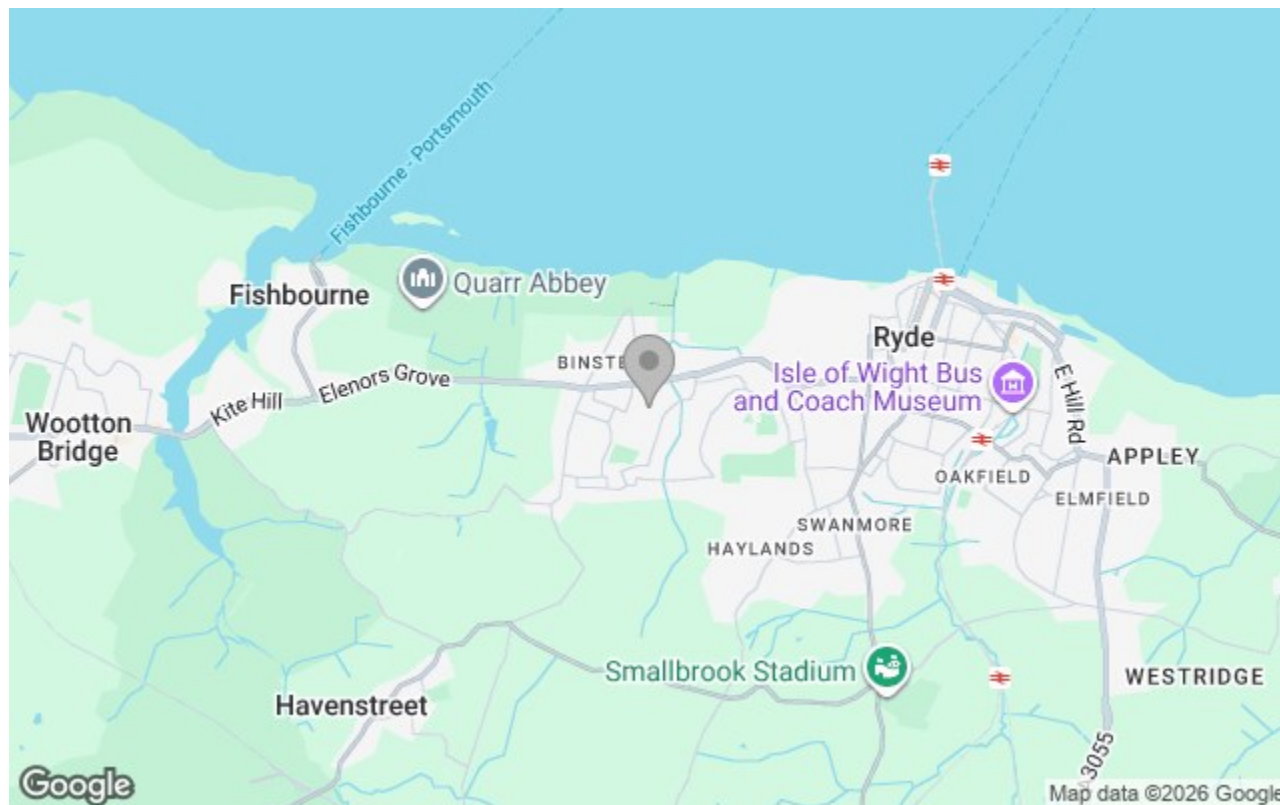




Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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Fox & home

182 High Street

Ryde

PO33 2PN

rightmove



01983 811811



19 Birch Gardens

Binstead, PO33 3XB

£299,950

This well presented, semi-detached family home is situated in a popular area of Binstead close to schools for all ages. Having recently been extended, the property offers four bedrooms and two reception rooms. Further benefits include; gas central heating, UPVC double glazing and off road parking for two cars.

4 2 1

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TOTAL FLOOR AREA: 967 sq.ft. (89.8 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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Part glazed door to:

Hallway:

Stairs to first floor. Doors to:

Dining Room: 17'7" x 9'10" (5.36m x 3.00m)

UPVC double glazed bay window to the front. Two radiators. Under stairs storage. Opening to:

Living room/Bedroom Four: 13'3" x 8'2" (4.04m x 2.49m)

UPVC double glazed window to the front. Radiator.

Lounge: 11'11" x 12'5" (3.63m x 3.78m)

UPVC double glazed French Doors to rear garden. Feature electric fire. Two radiators. UPVC double glazed windows to the side. Lantern roof.

Kitchen: 14'9" x 7'10" (4.50m x 2.39m)

Fitted with a range of modern base and wall units with built in drawers. Stainless steel sink unit. Tiled splash backs. Gas hob. Electric oven. Plumbing and space for washing machine. Space for fridge freezer. Wall mounted gas fired boiler. UPVC double glazed window to the rear. Door to rear garden. Breakfast bar open to:

Breakfast Area: 8'0" x 7'6" (2.44m x 2.29m)

With feature wood burner. Seating area.

Cloakroom:

Low level WC. Wash hand basin. Radiator.

First Floor

Landing:

Radiator. Loft access. Doors to:

Bedroom One: 13'0" x 8'2" (3.96m x 2.49m)

UPVC double glazed window to the front and rear. Radiator.

Bedroom Two: 12'0" x 9'10" (3.66m x 3.00m)

UPVC double glazed window to the front. Radiator. Storage cupboard.

Bedroom Three: 9'2" x 6'2" (2.79m x 1.88m)

UPVC double glazed window to the rear. Radiator. Built in cupboard.

Bathroom:

Panelled bath with shower over. Low level WC. Wash hand basin. Tiled Walls. UPVC Double glazed window to the rear. Heated towel rail.

Outside

Rear Garden:

Fully enclosed garden with large decked area. Lawn with mature hedging. Log Store. Wooden Shed. Gate to:

Parking:

Off road parking for two cars.

Tenure: Freehold

EPC: C

Council Tax: Band C

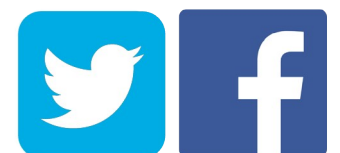
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For a free no obligation valuation



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Council Tax Band: Band C EPC Rating: C

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

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