



- Modern Semi Detached Bungalow in Popular Location
- Smart Modern Kitchen
- Close to Bus Routes & Local Walks
- D/Glazing & Gas C/Heating
- Comfortable 2 Bedroom Accommodation
- D/Glazed Conservatory with Garden Access
- Lawned Front and Rear Gardens
- 15'6 Lounger/Diner Overlooking Garden
- Garage & Driveway Parking
- Fully Tiled Shower Room

23 Waterloo Crescent, Binstead, Ryde, Isle Of Wight, PO33 3QP

**£252,000**

Nestled in the tranquil outskirts of Binstead, this charming semi-detached bungalow offers a delightful retreat for those seeking comfort and serenity. Spanning 785 square feet, the property features two well-proportioned bedrooms and a modern shower room, making it an ideal choice for retirees or anyone looking to downsize.

As you enter, you are welcomed by a spacious lounge/diner that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The smart modern kitchen is both functional and stylish, catering to all your culinary needs. A highlight of this home is the double-glazed conservatory, which offers a pleasant outlook across the well-maintained lawned garden, allowing you to enjoy the beauty of nature from the comfort of your home.

The bungalow is conveniently located close to local walks, bus routes, and is within walking distance to a local shop, ensuring that all your daily needs are easily met. With garage and parking available for up to three vehicles, this property combines practicality with a peaceful lifestyle.

Built circa 1970's, this modern semi-detached bungalow is a appealing find in a quiet village setting. Whether you are looking to retire or simply wish to embrace a more relaxed way of living, this property presents an excellent opportunity to enjoy a comfortable and serene lifestyle in Binstead.



# Accommodation

## Porch

5'2" x 2'10" (1.57m x 0.86m)

## Entrance Hall

Loft Hatch

## Lounge/Diner

15'6" x 11'2" (4.72m x 3.40m)

## Consevatory

12'3" x 7'11" (3.73m x 2.41m)

## Kitchen

11'0" x 8'7" max to recess (3.35m x 2.62m max to recess)

## Built-in Boiler Cupboard

## Bedroom 1

14'6" x 11'3" including wardrobes (4.42m x 3.43m including wardrobes)

## Bedroom 2

8'8" x 8'5" (2.64m x 2.57m)

## Shower Room

## Gardens

The frontage is laid to lawn with a blossom tree sat centrally. Mature shrubs edge the lawn on one side and a hedge boundary to another. Gated side access leads to rear garden. Exposed t the east and the south this sunny garden is centred around the main lawn. This is framed by shrub borders and paved pathways. A few steps lead to the paved patio and a gravelled terrace nicely screened by established ornamental trees and shrubs. A covered patio area sits off the kitchen. Garden tap. Fence boundaries.

## Garage

16'1" x 8'4" (4.90m x 2.54m)

With an up and over door.

## Driveway

The brick paved driveway offers space for 2-3 vehicles



**Tenure**  
Freehold

**Council Tax**  
Band C

**Flood Risk**  
Very Low Risk

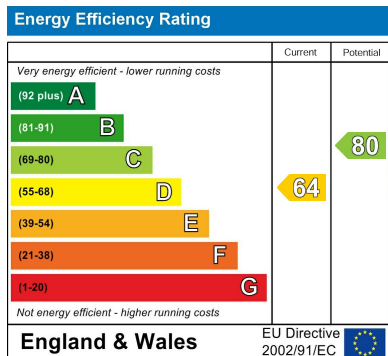
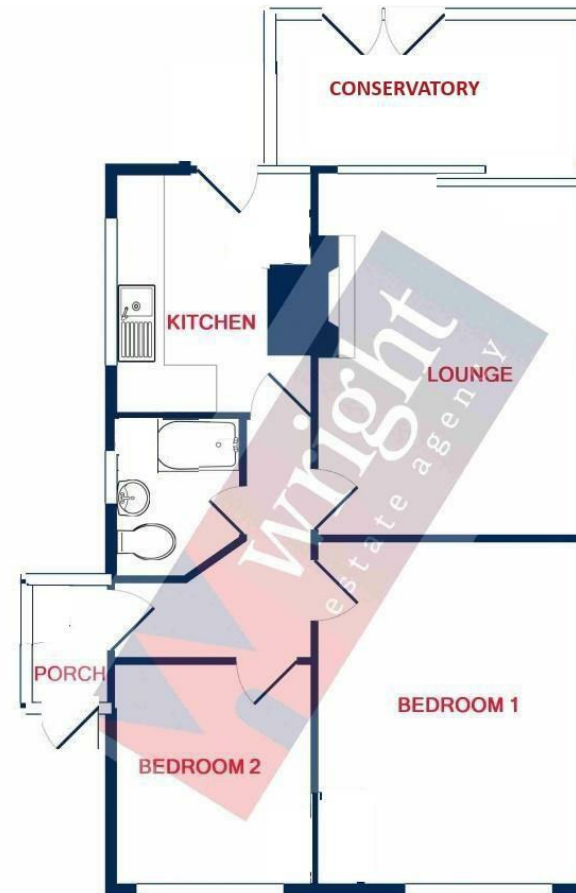
**Construction Type**  
Brick elevations. Concrete tile roof. Cavity walls.

**Mobile Coverage**  
Coverage Includes: EE & O2



**Broadband Connectivity**  
Openreach and Wightfibre Networks. Up to Ultrafast available.



**Services**  
Unconfirmed gas, electric, water and drainage

**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.



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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