Guide Price £275,000

1 BIRCH GARDENS, BINSTEAD, ISLE OF WIGHT, PO33 3XB

Seafields

GREAT SPACE & CONVENIENCE ... OFFERING EXCELLENT POTENTIAL!

Set within a corner plot in a popular residential area on Ryde outskirts, this DETACHED BUNGALOW is within convenient walking distance (or a very short drive) to town, schools and also to nearby coastal walkways - as well as convenient for the Fishbourne-Portsmouth car ferry terminal. The accommodation is very well proportioned and offers a large sitting/dining room, separate kitchen, 3 DOUBLE BEDROOMS plus bathroom and separate w.c. While the property requires some modernisation, it offers great potential and offers a blank canvas for those looking to make their mark. Benefits include gas central heating and double glazing, as well as driveway parking plus GARAGE. For those seeking level living and convenience, this CHAIN FREE home is certainly well worth a visit.

ACCOMMODATION:
Entrance door leading to:

HALLWAY:
A spacious entrance hall with laminate flooring. Radiator. Doors to all rooms:

SITTING/DINING ROOM:
Well proportioned dual aspect room with double glazed windows to front and side. Radiators x 2. Feature fireplace with timber mantelpiece.

KITCHEN:
Fitted kitchen comprising range of wood fronted cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Tiled surrounds. Integral appliances including gas hob and eye level electric double oven. Space and plumbing for washing machine and tall fridge/freezer. Laminate flooring. Double glazed door and window to rear.

BEDROOM 1:
Well proportioned double bedroom with double glazed window to side. Radiator.

BEDROOM 2:
Double bedroom with double glazed window to front. Radiator.

BEDROOM 3:
A third (smaller) double bedroom with double glazed window to side. Radiator.

BATHROOM:
Suite comprising panelled bath and pedestal wash basin. Radiator with towel rail over. Obscured double glazed window to rear.

SEPARATE W.C.:
Comprising low flush w.c. and wash hand basin. Tiled surrounds. Obscured double glazed window to rear.

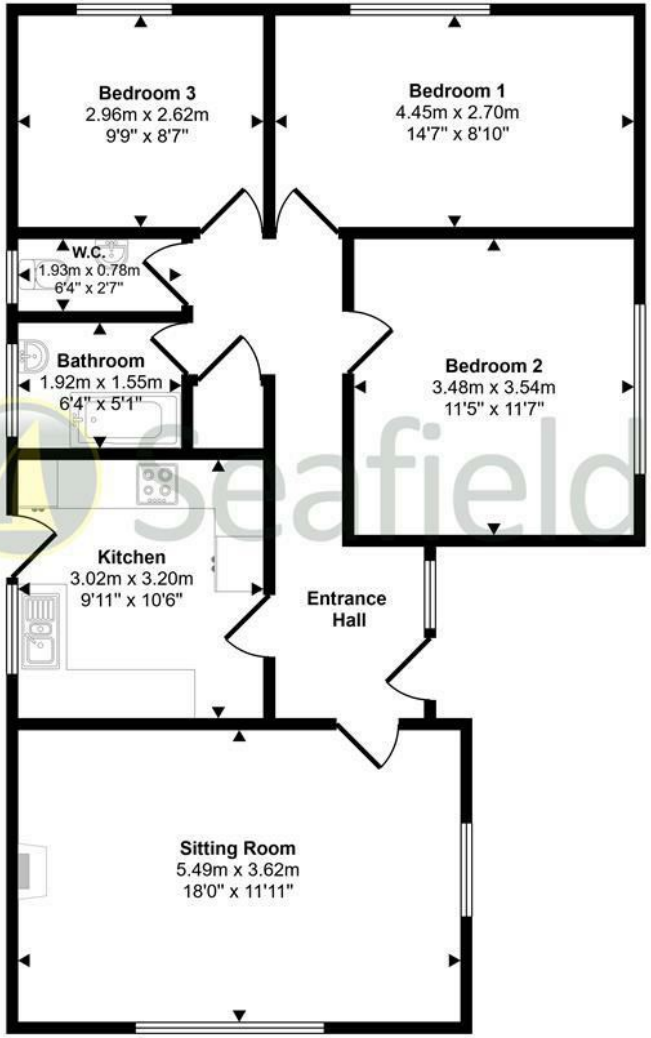
GARDEN:
Set within a good sized corner plot, there are 'warp around' gardens comprising patio and lawned areas.

DRIVEWAY & GARAGE:
To the right of the property, a driveway provides off street parking and leads to the single garage with up and over door.

OTHER PROPERTY FACTS:
Conservation Area: No
Council Tax Band: D
Energy Performance Rating: TBC
Flood Risk: Very Low
Seller's Situation: Chain Free

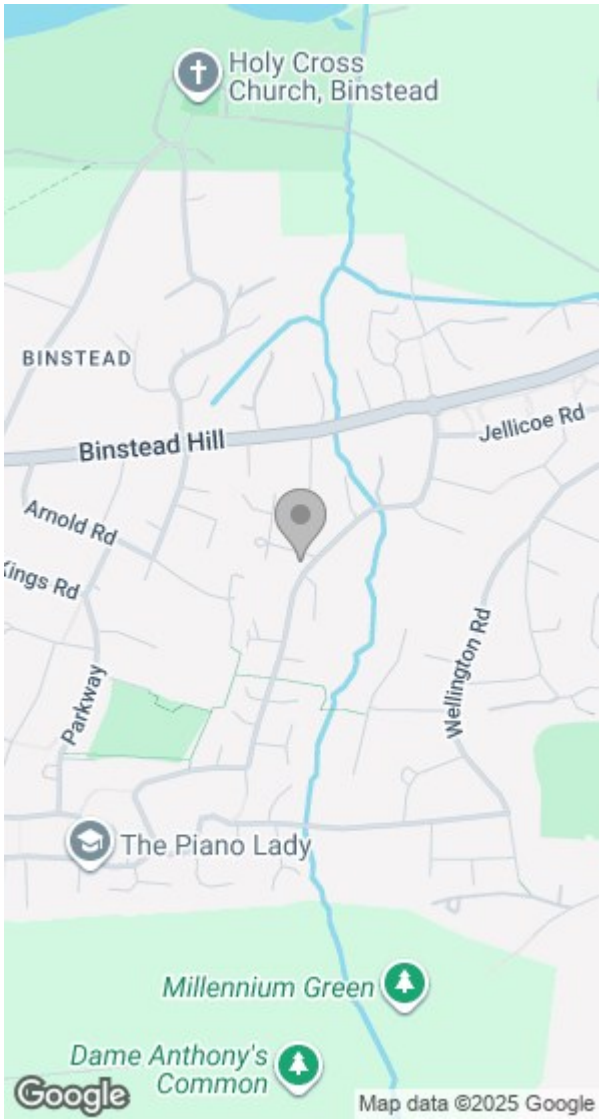
DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

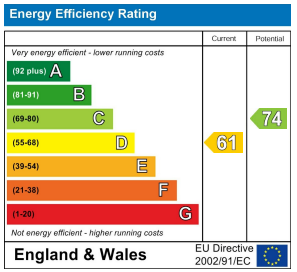
Approx Gross Internal Area
80 sq m / 863 sq ft

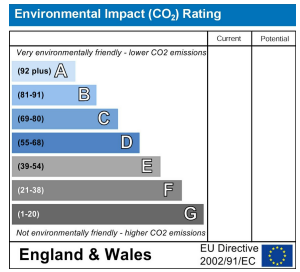


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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