



- Circa 1950 Built Detached Bungalow
- Generous 81ft Sunny South Facing Garden
- Driveway Parking
- Walking Distance from Buses, Shop and Community Centre
- Sought After Residential Road in Village Location
- In Need of Some Modernisation
- D/Glazed Conservatory
- Comfortable 2 Bedroom Accommodation
- Sizeable 25'0 Lounge/Diner Overlooking Garden
- Welcoming 20'9 Entrance Hall

28 Kings Road, Ryde, PO33 3RX

£285,000

Nestled in the charming Binstead Village, this delightful detached bungalow offers a perfect blend of comfort and potential. Built in the 1950's, the property features an inviting combined lounge and dining room, two well-proportioned bedrooms, and a bathroom, making it an ideal choice for couples or those seeking a peaceful retreat.

One of the standout features of this home is the expansive 81ft south-facing garden, which is beautifully laid to lawn, providing a sunny oasis for relaxation and outdoor activities. The garden is perfect for gardening enthusiasts or simply enjoying the warm British sunshine.

Upon entering, you are greeted by a spacious entrance hall that leads to all rooms, ensuring a well-designed flow throughout the accommodation. While the bungalow may be a touch dated in certain areas, this presents an exciting opportunity for new owners to modernise and personalise the space to their own tastes and requirements.

Conveniently located near the village centre, residents will benefit from easy access to local amenities, including bus services, a shop, and a community centre, all within a short stroll. The area is highly sought after, making this property not only a lovely home but also a wise investment.

In summary, this detached bungalow in Binstead Village is a rare find, offering a blend of space, potential, and a prime location. Whether you are looking to settle down or invest, this property is well worth a visit.



Accommodation

Entrance Hall

20'9" max x 5'11" max (6.32m max x 1.80m max)

Lounge/Diner

25'0" max x 12'5" max (7.62m max x 3.78m max)

Constervatory

13'0" x 8'10" (3.96m x 2.69m)

Kitchen

9'11" x 7'10" (3.02m x 2.39m)

Bedroom 1

15'0" into bay x 10'6" (4.57m into bay x 3.20m)

Bedroom 2

10'7" x 8'1" (3.23m x 2.46m)

Bathroom

7'6" x 5'5" (2.29m x 1.65m)

Gardens

The frontage is mainly laid to paving and interspersed by shrub beds. Double gates to the side extend the parking space and lead to the rear garden. The extensive rear garden measures some 81ft in length and is laid to lawn. The garden enjoys a Sunny South facing orientation attracting the Sun throughout the day. An oak tree sits to one corner and a paved patio sits off the conservatory. 2x Gardens sheds. Garden tap.

Parking

Driveway parking for a vehicle. Double gates open the 8'0 wide driveway at the side of the house leading to a car port.

Tenure

Long leasehold. 999 years from 24/6/1925

Council Tax

Band D

Flood Risk

Very Low Risk



Mobile Coverage

Coverage Includes: EE Limited Coverage Includes: O2, Three & Vodafone

Construction Type

Brick elevations. Slate roof. Cavity walls.

Broadband Connectivity

Openreach and Wightbfibre Networks. Up to Ultrafast available.

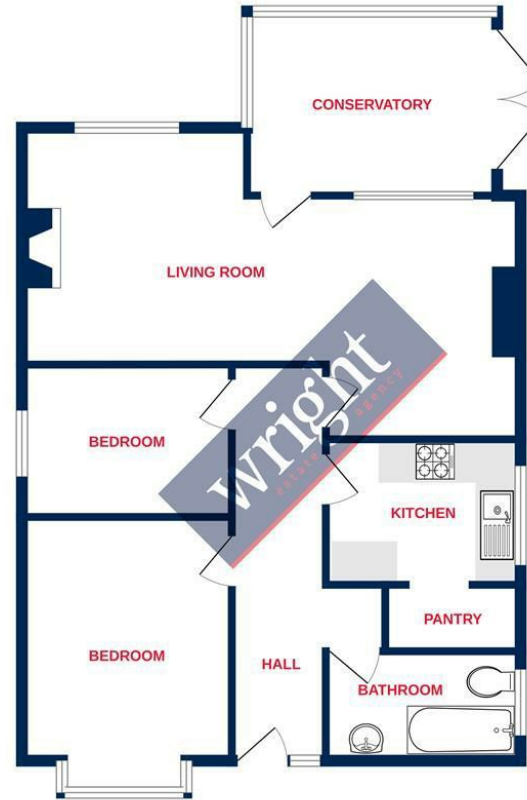
Services

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.

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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