

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

BOOK A VIEWING.



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Fox & home

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Pitcairn, 11A Church Road

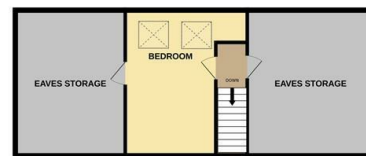
Binstead, PO33 3TB

£370,000

A rare opportunity to acquire a spacious chalet bungalow located on a 1/4 acre plot accessed via a private driveway in the popular Church Road area of Binstead. The property requires upgrading but offers three bedrooms, two reception rooms, fitted kitchen and large garden. Further benefits include gas central heating, UPVC double glazing, double garage, and utility room.



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1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



GROUND FLOOR
1454 sq.ft. (135.1 sq.m.) approx.

TOTAL FLOOR AREA: 2085 sq.ft. (193.7 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 is given as to their operability or efficiency can be given.
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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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Half glazed UPVC entrance door to:

Entrance Porch:

UPVC half glazed entrance porch. Door to:

Hallway:

Radiator. Stairs off. Fitted cupboard.

Living Room: 16'0" x 15'0" plus bay (4.88m x 4.57m plus bay)

Double aspect room. UPVC double glazed to the front and side. Two radiators. Stone fire surround. TV point. Door to:

Dining Room: 13'7" x 13'7" (4.14m x 4.14m)

Double aspect room. Two radiators. UPVC double glazed windows to the side and rear. UPVC French doors to garden. Glazed door to:

Kitchen/Breakfast Room: 15'0" x 13'0" (4.57m x 3.96m)

With a range of fitted base and wall units. 1 1/4 Stainless steel sink unit. Tiles floor. Gas hob with extractor hood. Electric oven. Space for fridge freezer. UPVC double glazed window to the rear. Radiator. Door to:

Utility Room/Hallway 10'0" x 9'0" (3.05m x 2.74m)

Plumbing and space for a washing machine. Tiled floor. Two large cupboards. Extractor Fan. Door to:

Rear Porch:

UPVC double glazed windows and door to the garden.

Cloakroom:

Low level WC. Pedestal wash hand basin. Tiled floor. Radiator. UPVC double glazed window to the side. Wall mounted boiler.

Bedroom One: 12'0" x 11'10" (3.66m x 3.61m)

Radiator. UPVC double glazed window to the front. Two fitted wardrobes.

Bedroom Two: 11'10" x 8'6" (3.61m x 2.59m)

Radiator. UPVC double glazed window to the front. Two fitted wardrobes.

Family Bathroom:

Panelled bath. Low level WC. Pedestal wash hand basin. Shower cubicle. Radiator. UPVC double glazed window to the side.

First Floor

First Floor Landing:

Velux window. Door to loft.

Bedroom Three/Loft Room: 16'0" x 13'3" (4.88m x 4.04m)

Sloping ceiling. Radiator. Two Velux windows to the rear. Door to the loft.

Outside

Accessed via a private driveway, the garden completely surrounds the property and offers a large lawed area, growing area, car parking and double garage. The garden is filled with mature plants and shrubs awaiting a keen gardener.

Tenure: TBC

EPC: C

Council Tax: Band E

Council Tax Band: Band E EPC Rating: C

Sell with Fox & home

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