ryde@wright-iw.co.uk

wright estate agency

- No Onward Chain
- West Facing 62ft Rear Garden
- Upstairs Bathroom
- Quiet Cul-de-sac location
- Modern Terraced House
- 14'3 Lounge/Diner
- 12'0 Kitchen
- PARKING & Visitor Parking
- 2 Bedrooms
- D/Glazing & Gas C/Heating

7 Fleet Close, Binstead, Isle Of Wight, PO33 3UU

£175,000

This smart modern property is neatly tucked away within a peaceful corner of Binstead. It forms the middle of a small terrace of houses in a secluded cul-de-sac away from any passing traffic and pedestrians. The property is generally well presented although there is still some scope to personalise this property by updating to meet your own tastes and requirements. Modern accoutrements include both gas central heating and double glazing throughout. The west facing rear garden is laid to a combination of raised borders and lawns enclosed by fence boundaries. A paved patio seating area off the kitchen overlooks the entire garden. It sits within the ever popular Binstead Village and just several hundred yards away from it's central amenities including the recreation park, post office, shop and public house. Binstead Primary is a well respected local school and this will be equally as accessible for the new owners. For the energetic the natural coastline of Binstead and the neighbouring coastal path is a mere 15 minutes away or less if you run! The nearest principle town is Ryde sitting just a 5 minute drive away and host to a broader selection of facilities including retail shops, banks, a supermarket, coffee shops plus mainland ferry and hovercraft connections. Whether you are buying for the first time, downsizing from a larger home or are simply looking for a quiet place to set up home, look no further you've found it!

Accommodation

Entrance

Lounge

Inner Lobby

Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom

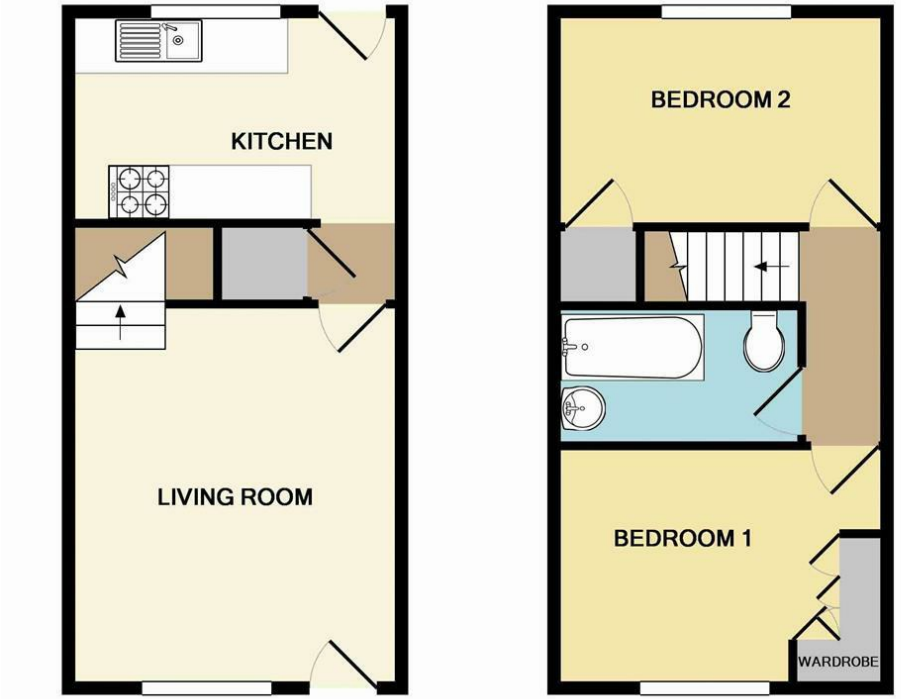
Gardens
The lawned front garden is interspersed with shrubs and trees. The fully enclosed rear garden measures some 62 feet in length. It is fully enclosed by fence boundaries and is mostly laid to lawn. Raised border. Paved patio area. Garden shed. Gated rear access. Garden tap.

Parking
The property has the benefit of its own parking space. Further visitor parking is available within the cul-de-sac.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax
BAND B

Freehold tenure



GROUND FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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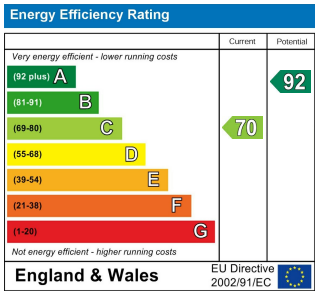

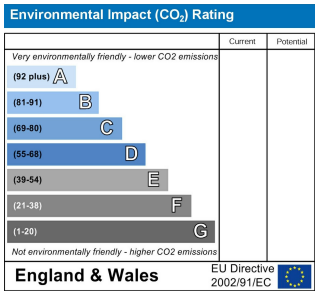

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The Property Ombudsman

Viewing: Date …….. Time ……..