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wright
estate agency

- Well Presented Semi Detached Bungalow
- 15'9 Lounge adjoining Conservatory
- Double Glazed 18'10 Conservatory
- Gas C/Heating & D/Glazing
- Comfortable 2 Bedroom Accommodation
- Pretty Lawn Gardens with Sun Deck
- Smart 10'7 Kitchen
- Loft Room (20'2 x 11'0)
- Garage & Driveway PARKING
- Peaceful Location Close to Local Park

40 Winston Avenue, Binstead, Ryde, Isle Of Wight, PO33 3QQ

£249,950

An exciting example of single floor living with some appealing additions to boot. This modern semi detached bungalow is situated in the popular Binstead area within a few minutes walk of the local park and convenience store. The well presented interior is tastefully finished, the comfortable lounge has wood flooring and flows seamlessly in to the double glazed conservatory via its bi-fold doors. The conservatory runs along the entire width of the bungalow adding lots more space to be used for dining and a utility area as an extension to the kitchen whilst creating good connectivity with the pretty garden and sun deck. There are two bedrooms and a bathroom for all to use. Clever use of the roof void has seen the creation of a loft room accessed via a pull down ladder in the entrance hall. The driveway offers spaces for at least two vehicles and leads to the garage with space for another.The village centre is home to a local store, sub post office, park, public house and major bus routes plus there is a community centre ideal for integrating with neighbours particularly if you are moving from further afield. You will be near to the local bridleway to Dame Anthonys Common and from the village there are pleasant walking routes leading down the beach and Island circumnavigating coastal path. On one of the driving routes into the neighbouring principle town of Ryde you will pass Ryde Golf course and once in the town you have one of the best selections of retail shops and facilities found anywhere on the Island to browse around. There is a local bus service as another travel option to Ryde Town.

Accommodation

Entrance Hallway
Access to loft room

Lounge
15'9" x 11'3"

Conservatory
18'10" x 6'6"

Kitchen
10'7" x 8'6"

Bedroom 1
14'3" max x 11'3" max

Bedroom 2
9'2" x 8'7"

Bathroom

Loft room
20'2" x 11'0"

Gardens
The neatly kept frontage is laid to lawn and edged by shrub boarders. A gated side access leads to the rear garden. This is mainly laid to lawn surrounded by colourful shrubs. A sun deck has been added to create plenty of space for seating and alfresco dining. A garden shed with electric sits to one side. Garden tap.

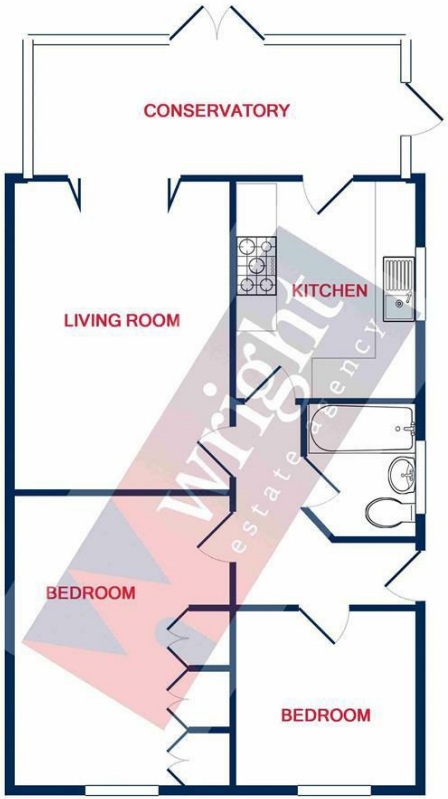
Garage
with an up and over door, power and lighting.

Driveway
With space for additional 2 vehicles.

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

Council Tax
BAND C

Freehold tenure



TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 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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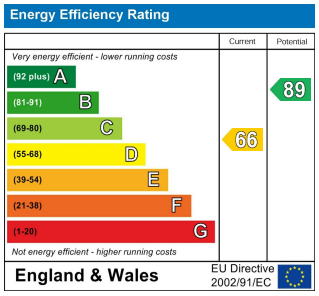

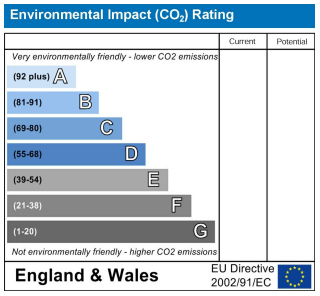

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The Property Ombudsman

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