



- Pretty Stone Built Cottage
- Study/Sitting Rm/Bed 3 of 13'10
- PARKING for Two
- D/Glazing & Gas C/Heating
- Mews Collective of Just Three Cottages
- Comfortable 2 Bedroom Accommodation
- Well Presented Interior
- Generous 20'8 Open Plan Lounge/Diner
- Upstairs Bathroom & Downstairs Shower Rm
- Well Placed for Buses & Golf Course

1 Ryde Mews Binstead Road, Binstead, Isle Of Wight, PO33 3NG

£199,950

This pretty stone built cottage is part of a small collective mews of just three properties. The property exudes individuality and charm offering huge appeal to those who prefer a characterful home. The internal layout sees a spacious open plan living/dining space as the main reception room. However, the adjoining former garage has been converted to form another useful room which could easily lend itself to be used as a home office, sitting room or additional bedroom. There is a shower room off this handy room and a bathroom on the first floor. The kitchen is bijou but smart and modern and then you will find the two main bedrooms upstairs. The interior is well presented making this purchase an easy option for those who wish to avoid expensive improvements. The cottage is geographically nestled between Binstead Village and Ryde Town. This will give you the best of both worlds from local facilities to a bustling town centre array of shops and services. Buses will be on your doorstep and a nearby walk will lead you through the golf course to the beach and will pick up the coastal path. The bus routes will connect directly to the mainland passenger travel links and a short drive to Fishbourne will see you at the car ferry crossing to Portsmouth.



Accommodation

Entrance Hallway

Built in Storage

Kitchen

6'10 x 6'3 (2.08m x 1.91m)

Lounge/Diner

20'8 max x 18'6 max (6.30m max x 5.64m max)

'L' Shaped room

Study/Sitting Room/Bedroom

13'10 x 9'10 (4.22m x 3.00m)

Fitted Cupboard housing boiler

Shower Room/ En Suite

9'11 x 3'10 (3.02m x 1.17m)

Landing

Access to boarded loft space with lighting.

Bedroom 1

18'6 x 10'9 max (5.64m x 3.28m max)

Bedroom 2

9'5 x 6'10 (2.87m x 2.08m)

Bathroom

9'5 x 5'4 (2.87m x 1.63m)

Outside

The shallow frontage is laid to paving. Space for potted plants or perhaps small table and chairs.

Parking

There are spaces for 2 vehicles to the front of the cottage.

Tenure

Freehold



Council Tax

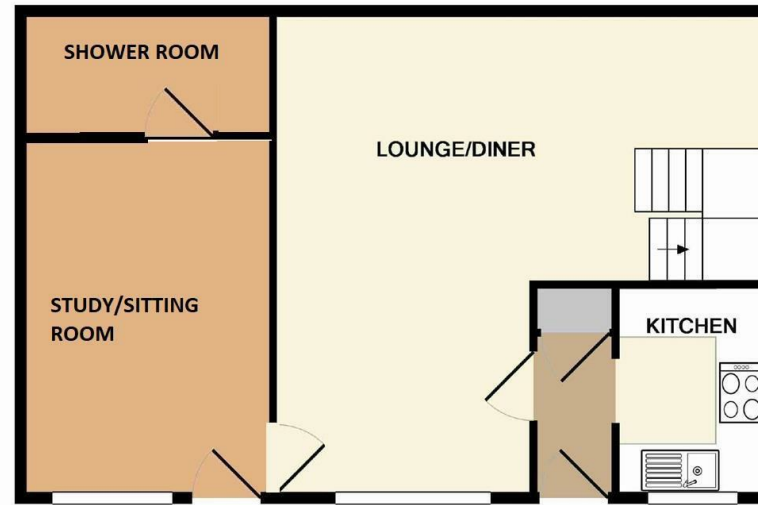
Band C

Services

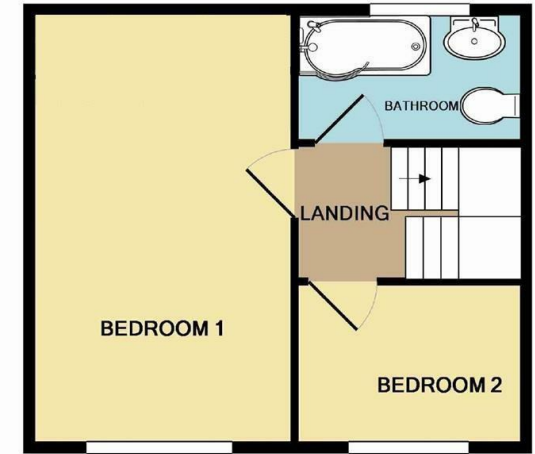
Unconfirmed gas, electric, water and drainage

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.

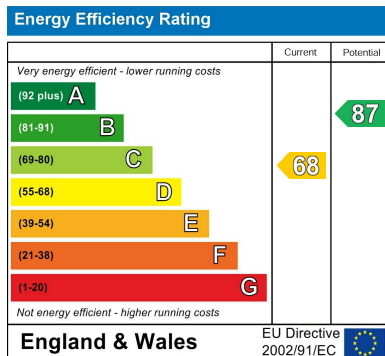


GROUND FLOOR



1ST FLOOR

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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