



- No Onward Chain
- Huge Potential, Scope to Modernise
- Peaceful Setting Overlooking Gardens
- On Bus Route & Close to Rural Walks
- Modern Terraced Bungalow
- 13'7 Lounge Adjoining Conservatory
- D/Glazed 11'3 Conservatory
- Comfortable 1 Bedroom Accommodation
- Parking to Rear
- D/Glazing & Gas C/Heating

69 Hillrise Avenue, Binstead, Ryde, Isle Of Wight, PO33 3UH

Offers In The Region Of £165,000

A rare commodity indeed, a terraced 1 bedroom bungalow with mature gardens leading down to a brook. This bungalow sits off the road away from passing traffic yet is just a matter of yards away from the bus route and footpath leading to Dame Anthony's Common. An idyllic position for someone looking for a peaceful lifestyle and in need of ground floor living. The interior is tired in appearance offering scope for a buyers who will prefer to personalise and appease their own tastes. All rooms are well proportioned and the addition of the conservatory to the rear has helped make the accommodation very comfortable. An access road to the rear leads to the parking space which is conveniently within the curtilage of the rear garden. Both the rear and front gardens offer pleasant environments although are wildly different in design making for appealing outlooks. Nearby Dame Anthony's Common is a wonderful rural space to take leisurely walks and there is a footpath which leads back towards the village centre. Here the village has the provision of a shop, post office, main bus routes, public house and a recreation park. The local community centre holds regular events and gatherings and the adjoining football pitch hosts regular games.



Accommodation

Porch

4'0 x 2'11 (1.22m x 0.89m)

Entrance Hall

Lounge

13'7 x 10'11 (4.14m x 3.33m)

Conservatory

11'3 x 9'2 (3.43m x 2.79m)

Kitchen

9'9 x 9'5 (2.97m x 2.87m)

Bedroom

11'4 x 9'9 (3.45m x 2.97m)

Shower Room

7'1 x 7'1 (2.16m x 2.16m)

Gardens

An established garden sits to the front of the bungalow offering a pleasant outlook from the property itself. This shrub and ornamental tree filled garden sweeps down to meet the brook which passes the very end of the garden. A patio area and pond sits towards the upper end of the garden as a peaceful place to sit and enjoy the sun. To the rear the enclosed garden is hard-landscaped with various seating areas edged by shrubs. Gated rear access. Access to parking.

Parking

An access road to the rear leads to the parking hardstand within the curtilage of the garden. Further on-street parking is available.

Tenure

Freehold

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available.



Flood Risk
Very Low Risk

Construction Type
Standard construction

Council tax
Band B

Services
Unconfirmed gas, water, electric, drainage and broadband.

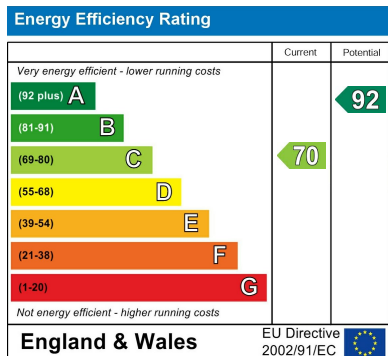
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 55.5 sq.m.
TOTAL : 55.5 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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