



8 Winston Avenue, Ryde, PO33 3QE

£218,000

Situated in the charming area of Binstead, this 83sqm semi-detached house offers a delightful opportunity for families seeking a comfortable and affordable home. Built in the 1950's, the property boasts three well-proportioned bedrooms, providing ample space for family living. The upstairs bathroom adds convenience, making daily routines a breeze.

One of the surprising features of this home is its glimpses of the sea, serving as a lovely reminder of the coastal town's picturesque surroundings. The property is generally well presented, yet it also offers scope for improvement, allowing new owners to personalise the space to their taste. Outside, the gardens are nicely enclosed presenting a safe haven for children and plenty of potential for budding gardeners.

Conveniently located, this residence is well-placed for local schools, shops, and a nearby recreation park, making it an ideal choice for families. Access to nearby walks will no doubt appeal to dog walkers and those who like to take exercise in the great outdoors. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy the best of Binstead living.



# Accommodation

## Entrance Hall

10'7" x 5'10" (3.23m x 1.78m)

## Built-in Storage

## Lounge

13'4" x 12'4" (4.06m x 3.76m)

## Dining Room

10'5" x 9'11" (3.18m x 3.02m)

## Kitchen

12'9" max x 7'11" (3.89m max x 2.41m)

## Built-in Store

## Landing

Loft Access

## Built-in Boiler Cupboard

## Bedroom 1

13'5" x 10'5" (4.09m x 3.18m)

## Bedroom 2

10'5" x 10'0" (3.18m x 3.05m)

## Bedroom 3

8'9" x 8'0" (2.67m x 2.44m)

## Bathroom

8'1" x 5'7" (2.46m x 1.70m)

## Gardens

The walled frontage is largely laid to lawn. It sweeps around the side to meet the gated side access to the rear. Raised planters sit either side of the front door and concrete pathways access all areas. The rear, West facing garden is also laid to lawn. It is fully enclosed and attracts the Sun into the evening. Raised sun deck. Garden shed.

## Laundry Room & Store

9'4" x 5'5" (2.84m x 1.65m)

Brick built store with power and lighting. Plumbing for washing machine and space for tumble dryer. Double glazed window to rear. Door to front.

## Tenure

Freehold

## Council Tax

Band B



**Construction Type**

Brick elevations and cavity walls.

**Flood Risk**

Very Low Risk

**Mobile Coverage**

Coverage Includes: EE, Three, O2 & Vodafone

**Broadband Connectivity**

Wightfibre and Openreach Networks. Up to Ultrafast available.

**Services**

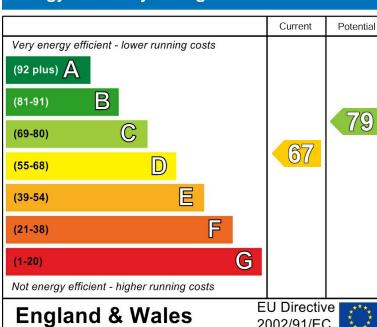
Unconfirmed gas, electric, water and drainage.

**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.



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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**Energy Efficiency Rating**

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**Viewing:** Date ..... Time .....