



- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- Gated Driveway Parking (space for garage)
- Location Close to Local Walks & Village Centre

- Exciting Opportunity to Refurbish
- Adjoining 17'11 Lounge & 15'2 Dining Room
- Generous 80ft Established Garden

- Detached Bungalow in Prime Residential Location
- Cleverly Extended to Create Individual Layout
- Huge Potential to Create Bespoke Home

95 Newnham Road, Ryde, PO33 3TF

Offers In The Region Of £325,000

Positioned on the outskirts of Binstead Village, this charming detached bungalow presents a unique opportunity for those with a vision for a bespoke home. Built in the 1960's, the property boasts a distinctive layout that has been thoughtfully extended, offering two spacious reception rooms that overlook the expansive 80ft rear garden. This outdoor space is a true haven for gardening enthusiasts, providing ample room for cultivation or the potential for further extensions or an additional outbuilding.

The bungalow features three well-proportioned bedrooms and a bathroom, making it an ideal choice for couples, families or those seeking a peaceful retreat. With parking available for two vehicles, convenience is assured.

Located on Newnham Road, this property enjoys a prime residential setting, just a short stroll from the village centre and surrounded by picturesque local walks. The combination of a blank canvas and a desirable location makes this bungalow a rare find. Whether you are looking to create your dream home or simply enjoy the tranquillity of village life, this property is sure to meet your needs. Don't miss the chance to make this delightful bungalow your own!



# Accommodation

## Porch

## Entrance Hall

6'6" x 6'1" (1.98m x 1.85m)

## Lounge

17'11" x 11'10" (5.46m x 3.61m)

Opening into:

## Dining Area

15'2" x 7'4" (4.62m x 2.24m)

## Kitchen

8'11" x 8'10" (2.72m x 2.69m)

## Bedroom 1

11'11" x 9'11" plus wardrobes (3.63m x 3.02m plus wardrobes)

Loft Access

## Bedroom 2

12'10" x 10'11" (3.91m x 3.33m)

## Bedroom 3

8'10" plus wardrobes x 8'8" (2.69m plus wardrobes x 2.64m)

## Bathroom

8'11 x 5'6" (2.72m x 1.68m)

## Gardens

A patio hedge forms the boundary of the lawned frontage. A spattering of shrubs and ornamental trees bring an array of colour to the garden. Side access lead to the extensive rear garden. This wonderfully mature lawned garden extends to some 80ft in length. A cluster of trees sit to the far corner and various shrubs feature throughout the garden. Green house. Garden shed.

## Gated Parking

Space for 2 vehicles. Space to build garage or car port.

## Tenure

Freehold



**Council Tax**

Band D

**Flood Risk**

Very Low Risk

**Construction Type**

Brick elevations, cavity wall, concrete tile roof.

**Mobile Coverage**

Coverage Includes: EE, Three, O2 &amp; Vodafone

**Broadband Connectivity**

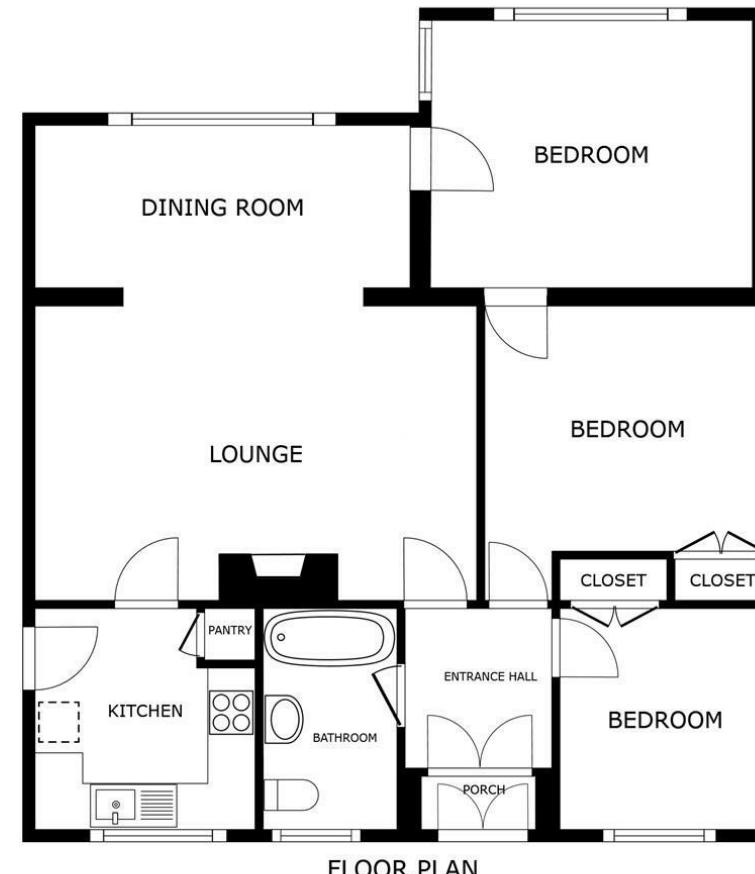
Openreach &amp; Wightfibre Networks. Up to Ultrafast available.

**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.



GROSS INTERNAL AREA

FLOOR PLAN 85.2 m<sup>2</sup>TOTAL : 85.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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, Daniels Harrison Surveyors £50, Connells Surveyors £100.



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