



- Well Presented Chalet Bungalow
- Separate Dining Room
- Bathroom on each Floor (2)
- Well Placed for local School & Community Centre
- Comfortable 3 Bedroom Accommodation
- Garage & Gated Parking
- Gas C/Heating & D/Glazing
- Generous 17'10 Lounge
- Peaceful Corner of Binstead Position
- Lawned Gardens Plus Patio

27 The Mall, Ryde, Isle of Wight, PO33 3SF

£299,950

The accommodation of this well presented semi detached chalet bungalow has been tastefully extended into the roof space to create an exciting new layout. The property now boasts a more extensive range of reception space and accommodation which we feel sure to be appealing. The ground floor now includes a generous lounge and a separate dining room, leaving the kitchen to the front of the property. A sizeable double bedroom is the first of the three bedrooms and there is a bathroom on each floor. Two further upstairs bedrooms completes the attractive interior. Lawned gardens are found to the front and rear and these are neatly yet simplistically landscaped. A gated driveway leads to the garage although as we all know this is more likely a handy storage facility rather than its intended use. Being fairly close to the village centre puts you roughly a five-minute drive to the principal town of Ryde where you will find a selection of retail shops, services and a handy supermarket. Nearby bus routes offer a further option to travel to the town centre although Binstead Village itself does offer the provision of a local store and post office. There is a community centre and popular junior school just around the corner which will both help to integrate with the local community. Set within peaceful surroundings in amongst neighbouring similar properties this location has proven to be a popular and desirable place to reside.



Accommodation

Entrance Hall

7'8 x 6'0 (2.34m x 1.83m)

Built in storage cupboard

Lounge

17'10 to recess x 10'11 (5.44m to recess x 3.33m)

Built in storage

Dining Room

10'6 x 8'11 (3.20m x 2.72m)

Kitchen

10'3 x 8'11 (3.12m x 2.72m)

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

Bedroom One

14'0 plus wardrobes x 10'11 (4.27m plus wardrobes x 3.33m)

Landing

Bedroom Two

20'2 max including storage x 6'10 (6.15m max including storage x 2.08m)

Bedroom Three

15'3 x 8'3 max into recess (4.65m x 2.51m max into recess)

Built in storage

Bathroom (Jack 'n' Jill)

7'7 x 4'7 (2.31m x 1.40m)

Gardens

The frontage is neatly laid to lawn edged by shrub filled borders. Gated side access to rear garden. This is also laid to lawn for simplicity of maintenance. Paved patio area. Fence boundaries. Garden tap.



Garage
 16'11 x 8'6 (5.16m x 2.59m)
 With up and over door. Power and lighting.
 Window to rear.

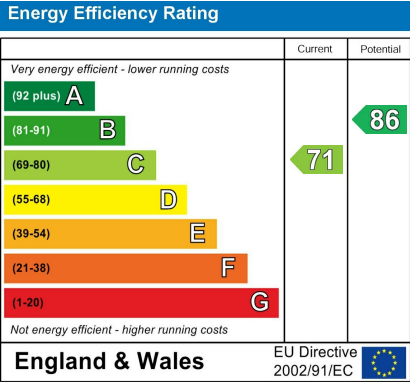
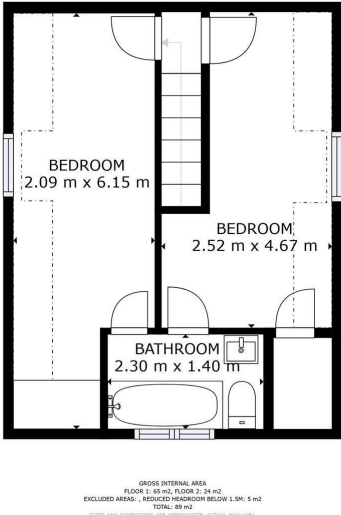
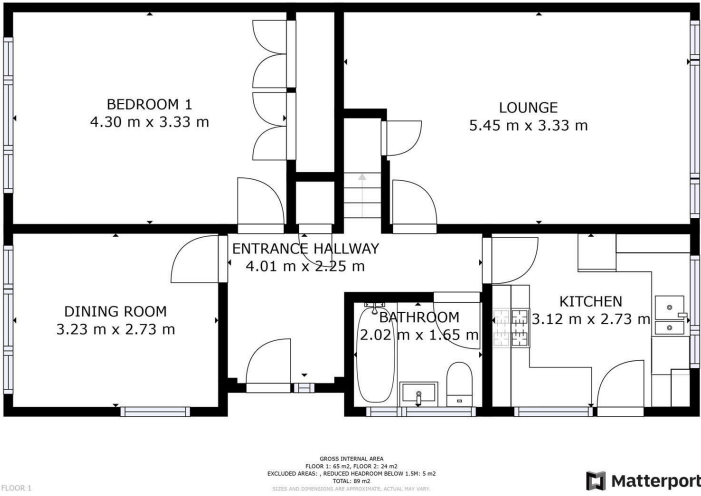
Driveway
 Spaces for 3 vehicles. Gated at upper end.

Council Tax
 BAND C

FREEHOLD Tenure

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

Agent Notes
 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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PROTECTED

The Property Ombudsman

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