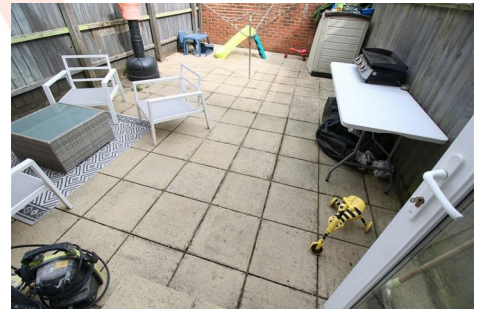




MARVINS
ESTATE AGENTS



25 MEADOWBROOK, BINSTAD, PO33 3NN

PRICE £210,000

A great opportunity to purchase a super mid terrace three bedroom house situated in a cut-de-sac of similar properties on the edge of Ryde yet within easy access of local amenities and the splendid beaches Ryde has to offer.

The property enjoys a Lounge with direct access to the garden, a modern fitted Kitchen/Diner and three Bedrooms on the first floor. There is a Bathroom to first floor and Cloakroom on the ground floor. Gas fired heating and double glazing. Outside is a patio rear garden and parking space to the front. An excellent family home, viewing is recommended strictly by appointment.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

25 MEADOWBROOK, BINSTEAD, ISLE OF WIGHT PO33 3NN

ENTRANCE HALL

Stairs off to first floor. Radiator.

CLOAKROOM

With WC and hand basin.

KITCHEN/BREAKFAST ROOM

8'0" x 13'7" (2.459 x 4.163)

Front aspect. Range of attractive light coloured units. Built in electric oven and gas hob. Plumbing for dishwasher and washing machine. Space for breakfast table.

LOUNGE

14'8" x 11'5" (4.491 x 3.481)

Rear aspect over outside space. Patio doors to outside. Two radiators. Understairs cupboard.

FIRST FLOOR

Radiator. Airing cupboard housing boiler.

BATHROOM

White suite comprising bath with shower over, WC and hand basin set in a vanity unit. Heated towel rail.

BEDROOM ONE

7'4" x 11'10" (2.246 x 3.607)

Front aspect. Radiator. Wardrobe. TV Point.

BEDROOM TWO

8'2" x 11'6" (2.495 x 3.518)

Rear aspect. Radiator. Wardrobe cupboard. TV point.

BEDROOM THREE

6'10" x 7'1" (2.104 x 2.178)

Front aspect. Radiator. TV point.

OUTSIDE

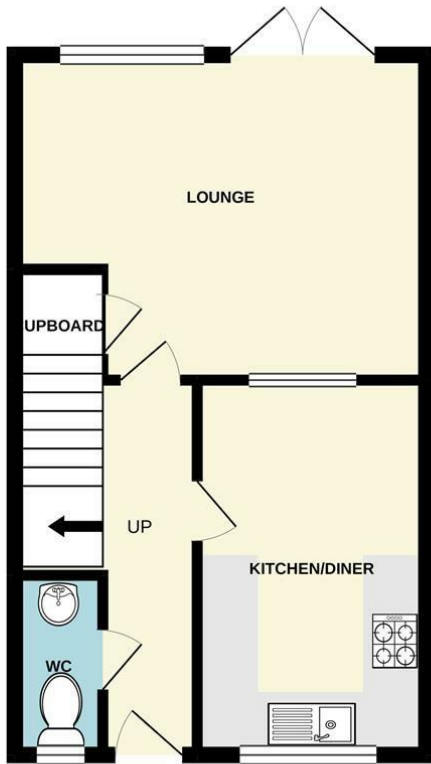
To the rear of the property there is a patio area and parking space to the front.

TENURE

This property is Freehold. Council tax band C.



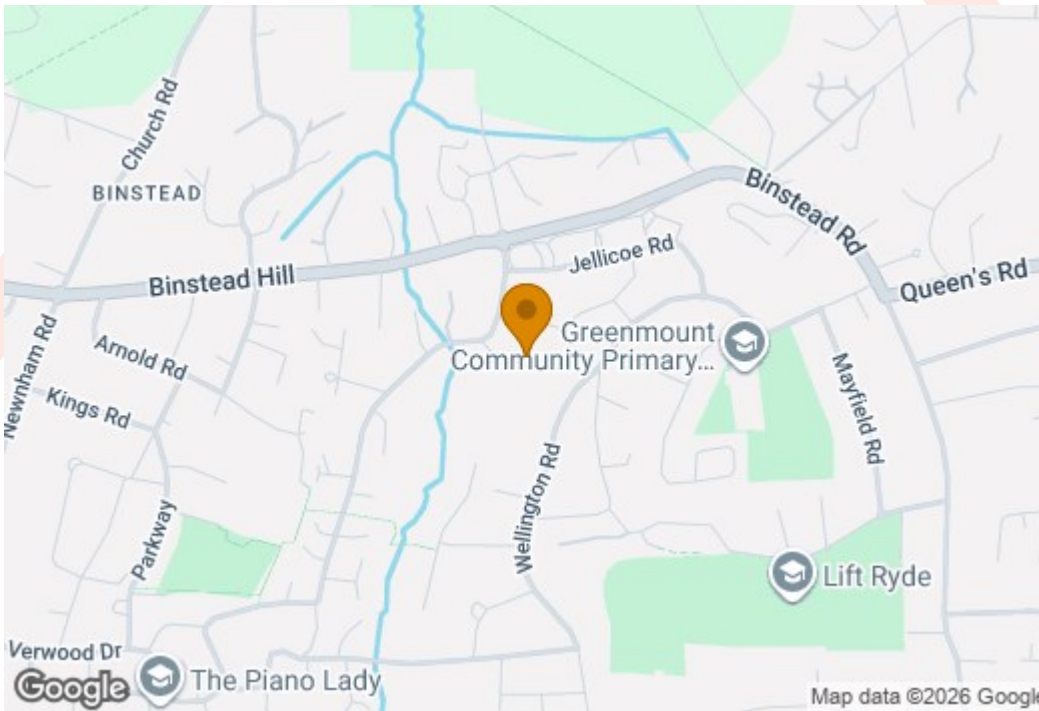
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
 T: 01983 292114
 E: cowes@marvins.co.uk