



Guide Price £235,000

4 BIRCH GARDENS, BINSTED, ISLE OF WIGHT, PO33 3XB



Seafields

Offered as CHAIN FREE, this charming mid-terrace home is conveniently situated near local schools, local stores and bus route, plus close to lovely public bridlepaths leading to the coast and town amenities. Offering 3 BEDROOMS, this property is ideal for families with the rest of the accommodation including a, spacious sitting room, separate fitted kitchen plus a bright and airy conservatory which seamlessly connects to the garden. There is also a first floor shower room. Additional benefits include GAS CENTRAL HEATING and double glazing - ensuring warmth and energy efficiency throughout the year - plus OFF STREET PARKING. This property presents an excellent opportunity for those seeking an easy to maintain home and garden - which offers easy walking or driving distance to the shopping centre, bars and restaurants plus the Island/mainland transport links. Viewing highly recommended.

ACCOMMODATION:

Part glazed door entering to:

ENTRANCE HALL:

Hallway with stairs rising to the first floor. Consumer unit, understairs cupboard.

KITCHEN:

A range of wall and base units in white with contrasting work tops, single stainless steel sink with drainer, oven with gas hob and extractor hood, space and plumbing for washing machine and fridge. Vinyl flooring, Worcester combination boiler.

Radiator. Double glazed windows to the front.

SITTING ROOM:

A bright room situated to the rear with double doors and windows leading onto the conservatory. Two radiators.

CONSERVATORY:

Conservatory with double doors leading onto the garden. Radiator.

BEDROOM 1:

Double bedroom with fitted carpet, radiator, double glazed windows to the front.

BEDROOM 2:

A second bedroom with fitted carpet, radiator and double glazed windows overlooking the rear garden.

BEDROOM 3:

Third carpeted bedroom. Radiator. Double glazed window overlooking the garden.

SHOWER ROOM:

Large shower cubicle, low flush WC, wash basin, ladder style towel rail, tiled splash backs , vinyl flooring and double glazed window to the front.

LANDING:

Fitted carpet, over stairs airing cupboard, loft hatch.

GARDEN:

A lovely feature of this property is the garden which is approximately 40 feet in length being mainly laid to lawn. Garden shed at rear.

DRIVEWAY:

Off Street parking for two cars.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: C - 2025/6 = £2268.13

EPC Rating: C

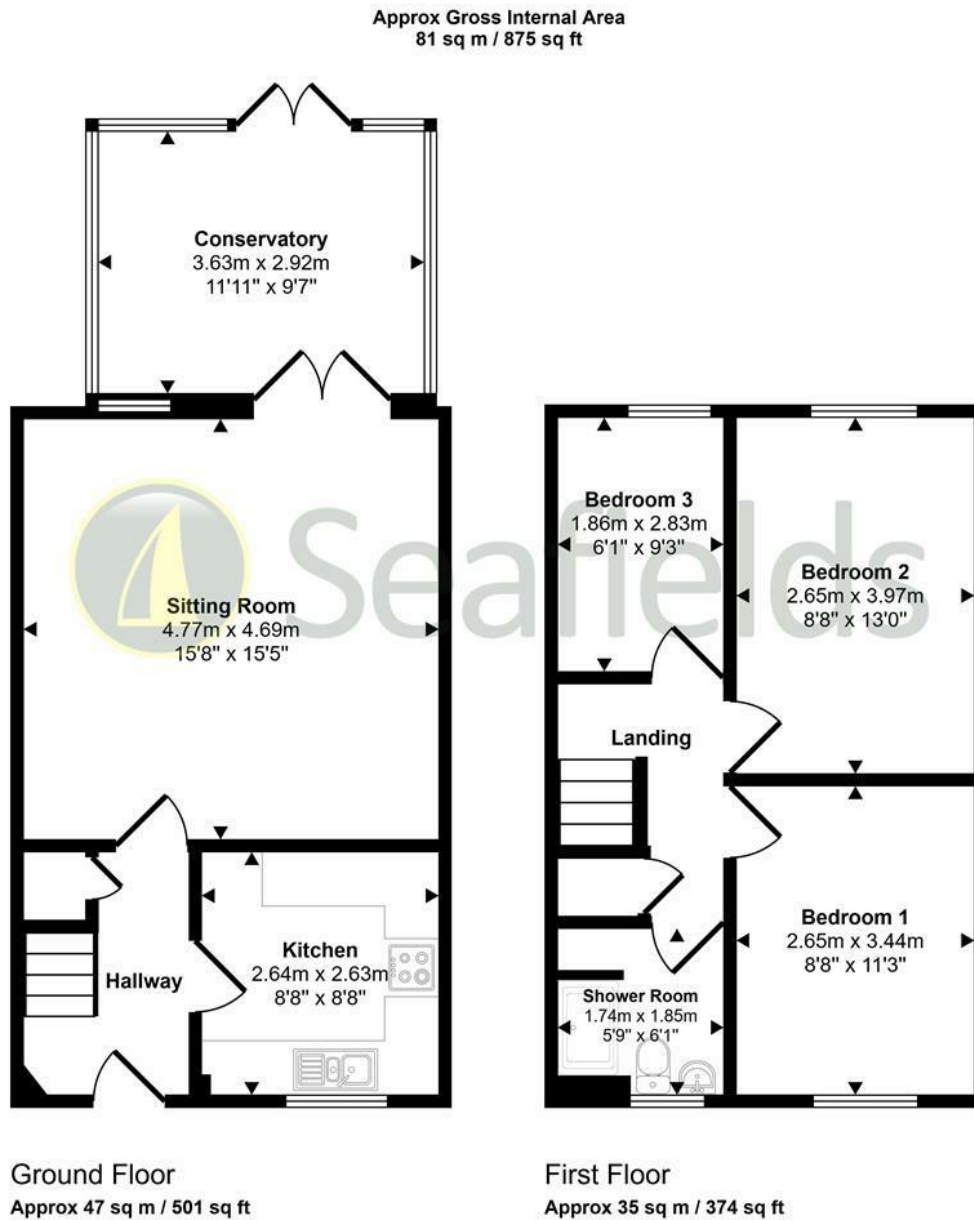
Conservation Area: No

Flood Risk: Very Low

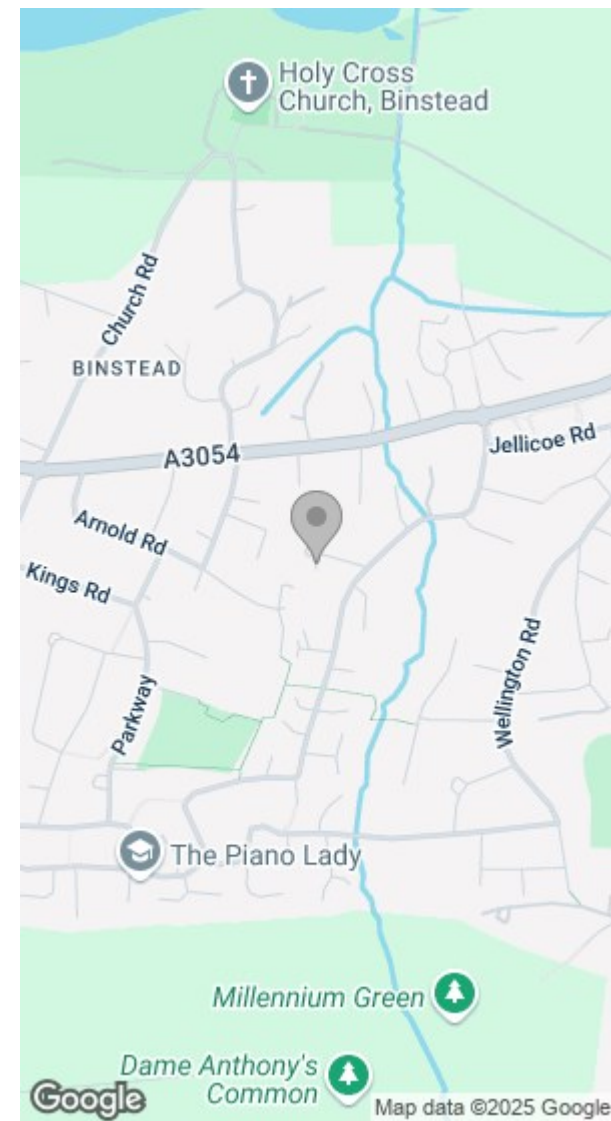
Sellers Situation: No Chain

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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