



Guide Price £278,000  
24 GREENWAY, BINSTED, ISLE OF WIGHT, PO33 3SD





## **WELL PROPORTIONED RESIDENCE IN TRANQUIL SETTING!**

Offered as **CHAIN FREE**, this spacious **DETACHED BUNGALOW** is so conveniently situated in the sought after residential area of Binstead on the outskirts of Ryde - ideal for local schools, village shops and the bus route. The accommodation comprises a large sitting room, separate well proportioned kitchen/dining room, **2 DOUBLE BEDROOMS** and a wet room. As well as plenty of storage, further benefits include gas central heating and double glazing. Externally, there is a private enclosed patio/lawned rear **GARDEN**, a long **DRIVEWAY** offering parking for up to 2 vehicles, plus a most useful **GARAGE/STORE**. We would highly recommend an internal viewing for those seeking convenience plus an easy to maintain residence within a peaceful setting.

**\*\*PLEASE VIEW OUR VIRTUAL TOUR\*\***

### **ACCOMMODATION:**

Accessed via the side of the property via ramp with railing (for easy access) to entrance door.  
(Note: Ramp can be removed by seller if required - to enable vehicular access to garage).

### **HALLWAY:**

Spacious hall with wood effect laminate flooring. Radiator. Built-in broom cupboard. Further cupboard housing 'Ideal' gas combination boiler. Concealed radiator. Access to loft space. Doors to:

### **SITTING ROOM:**

Well proportioned dual aspect reception room with double glazed windows to side and rear. Part-glazed door to garden. Inner obscured windows to hallway giving extra natural light. Radiator.

### **KITCHEN:**

Separate kitchen comprising range of matching cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Corner fitted wooden 'breakfast bar'. Electric cooker point. Space and plumbing for washing machine. Radiator. Double glazed windows to front and rear. Side double glazed door to garden.

### **BEDROOM 1:**

Double bedroom with double glazed window to front. Wood flooring. Radiator.

### **BEDROOM 2:**

A second carpeted double bedroom with double glazed window to front. Radiator. Wall mounted thermostat.

### **WET ROOM:**

Fully tiled shower/wet room with over head shower plus wash basin and w.c. Wall heater. Extractor fan. Obscured double glazed window to side.

### **GARDEN:**

There is an enclosed rear garden which is mainly laid to lawn with small patio area - ideal for outdoor dining, etc. Outside tap. Gated access via both sides of property leading to front.

The front open garden is lawned with assorted mature bushes.

### **DRIVEWAY/GARAGE:**

Driveway providing off street parking. There is a garage with up and over door - ideal for bicycles/kayaks/gardening gear etc).

\*Note: Ramp to entrance door can be removed by seller if required - to enable vehicular access to garage.

### **OTHER USEFUL INFORMATION:**

Tenure: Freehold

Seller's situation: No chain

Heating: Gas central heating

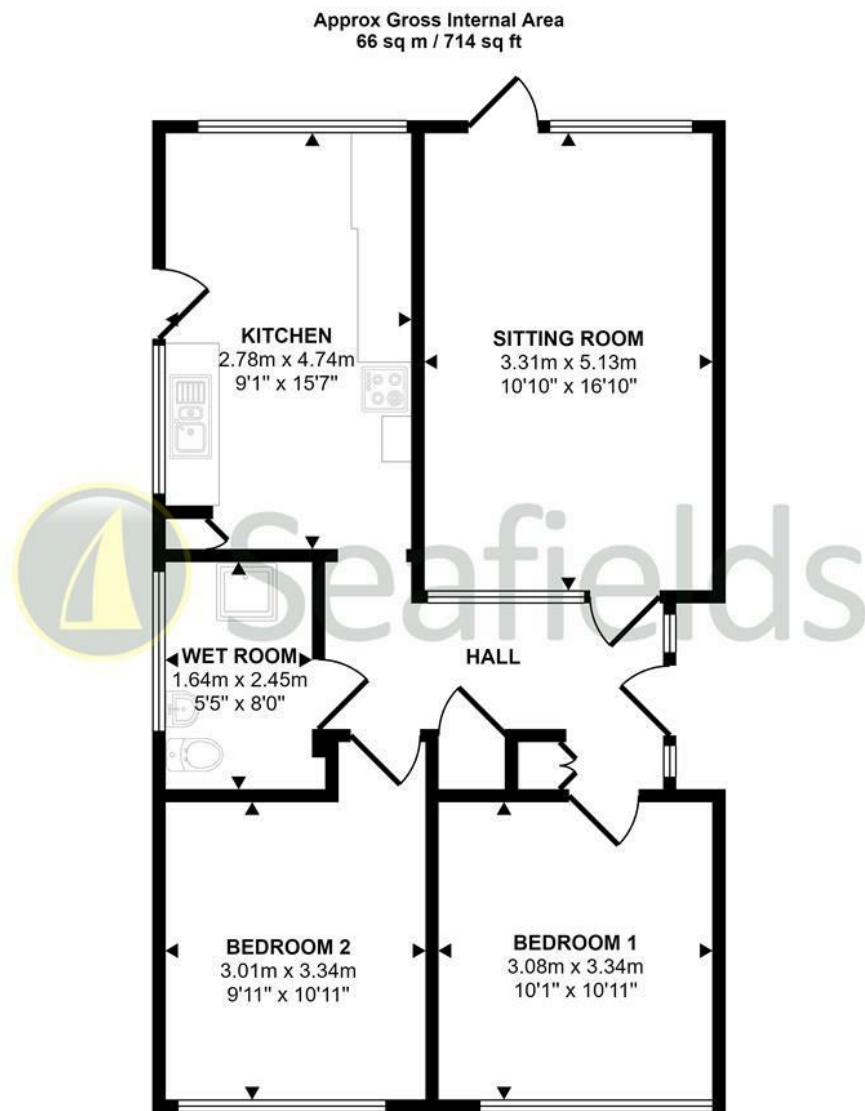
Windows: Double glazing

### **COUNCIL TAX:**

Band: C

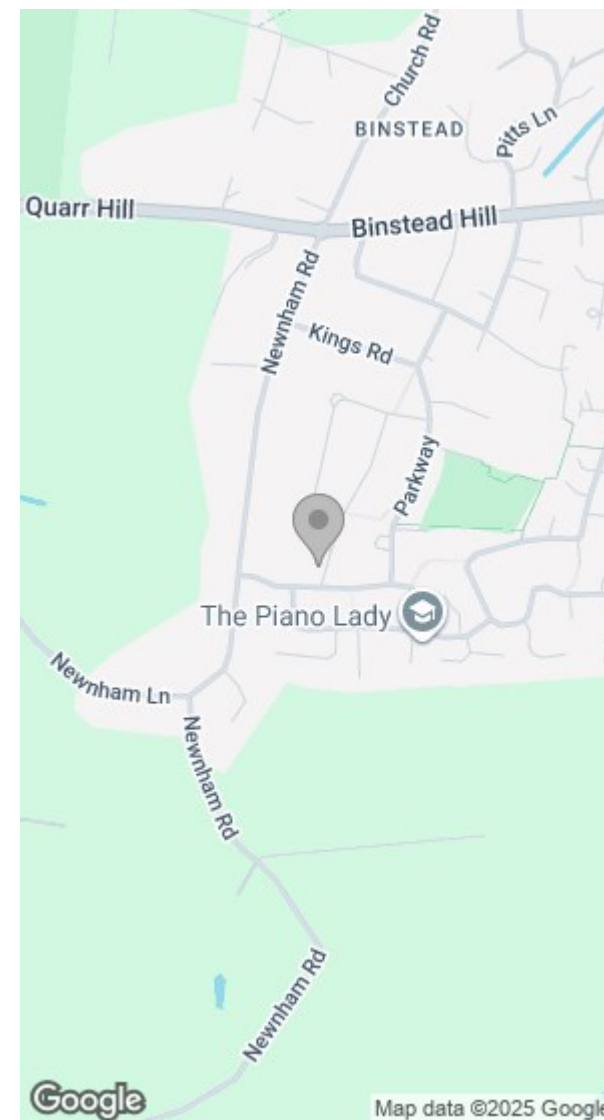
### **DISCLAIMER:**

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.



Floorplan

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



