

**Binstead, Ryde, Isle Of Wight**



- **Fabulously Sized Rear Garden**
- **Garage and Driveway**
- **L-Shaped Lounge Diner**
- **Very Popular Location**
- **Chain Free**



## About the property

Set in the ever-popular village of Binstead, on the outskirts of Ryde, this well-presented two-bedroom semi-detached home offers generous living space, a sunny garden, and excellent local amenities—all available chain-free.

To the front, the property benefits from a good-sized driveway providing off-road parking for two to three vehicles, along with access to a garage. Internally, the home features a bright and airy open-plan lounge and dining area, creating a welcoming and versatile living space ideal for both relaxing and entertaining. A conservatory to the rear enjoys delightful views over the garden and provides an additional reception area filled with natural light.

The modern fitted kitchen is well maintained and thoughtfully laid out, also overlooking the rear garden, with convenient access to the side—leading to both the garage and garden.

Upstairs, the property offers two well-proportioned double bedrooms, including an impressive principal bedroom measuring approximately 16 feet in length. A family bathroom completes the first floor.

One of the stand-out features of this home is the exceptionally large rear garden, enjoying a desirable southerly aspect—perfect for soaking up the sun throughout the day.

Ideally located, the property is within walking distance of local schools, village amenities, and transport links, including a nearby bus stop. Outdoor enthusiasts will appreciate the close proximity to Binstead & Ryde Golf Club, scenic countryside walks towards Quarr Abbey, and the picturesque coastal paths.

A fantastic opportunity to acquire a spacious and well-located home in a sought-after area.

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance

Lounge/Diner 22'7 x 10'7

Kitchen 10'1 x 9'5

Conservatory 9'9 x 9'4

### FIRST FLOOR

Landing

Bedroom 1 16' x 8'7

Bedroom 2 9'5 x 8'6

Bathroom

### OUTSIDE

Garage (currently used as storage)

Driveway

Front Garden

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		