



Newnham Lane | | Ryde | PO33 4ED

Offers In The Region Of £390,000



## Newnham Lane | Ryde | PO33 4ED Offers In The Region Of

Offered chain free is this well-presented detached two bedroom bungalow, located on the outskirts of Binstead within easy reach of all local amenities, ferry links to the mainland and local schools. The spacious bungalow offers a light & airy lounge, two double bedrooms, a shower room, good-sized kitchen and sun room. Outside offers a patio area and good-sized laid to lawn garden with shed and summer house with stunning rural views to the rear. Other benefits of this property includes a driveway for multiple vehicles, garage, room for extension (subject to planning permission), double glazing throughout and gas central heating. This is the perfect family home!

- CHAIN FREE!
- 2 DOUBLE BEDROOMS
- DRIVEWAY FOR MULTIPLE VEHICLES
- DOUBLE GLAZING THROUGHOUT
- DETACHED BUNGALOW
- SOUGHT-AFTER LOCATION
- GARAGE

### Entrance Hall

### Lounge

11'10" x 13'9" (3.61 x 4.19)

### Bedroom 1

11'9" x 12'9" (3.58 x 3.89)

### Bedroom 2

11'11" x 11'9" (3.63 x 3.58)

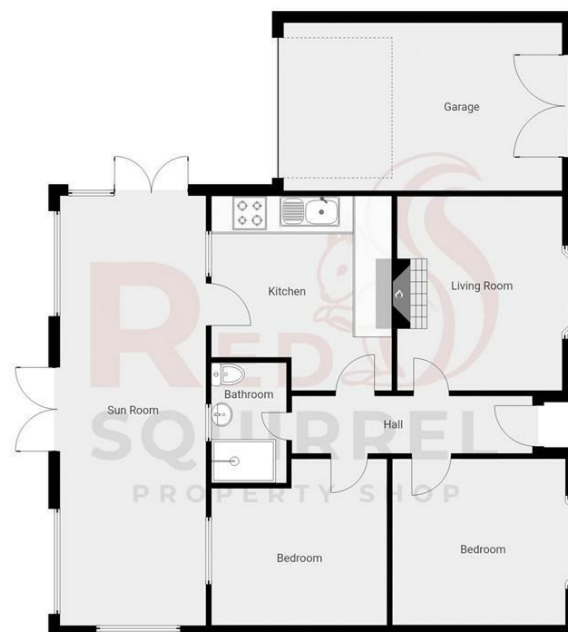
### Kitchen/Diner

11'11" x 13'8" (3.63 x 4.17)

### Sun room

10'8" x 28'1" (3.25 x 8.56)

### Shower room



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band **D**  
EPC Rating **D**

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