



Guide Price £290,000

17 HILLRISE AVENUE, BINSTED, ISLE OF WIGHT, PO33 3TT





## **SUCH GREAT CONVENIENCE IN POPULAR RESIDENTIAL AREA!**

Located in the sought after Hillrise Avenue on the outskirts of Ryde, this 2 DOUBLE BEDROOM semi-detached house would make a lovely family home or retirement residence. The accommodation comprises a large dual aspect sitting room, plus a modern fitted kitchen (with the benefit of a Larder) and separate dining room - both opening into the full width conservatory offering great additional living space. Further benefits include GAS CENTRAL HEATING, double glazing throughout and a lovely enclosed patio/lawned garden with further bonuses being the long driveway and GARAGE. So, whether you are a first-time buyer, a growing family, or someone looking to downsize, this charming house offers a wonderful opportunity to create a cosy and welcoming home in a desirable location - which is conveniently situated close to the local shops and schools, bus route and amenities, as well as a short drive to Ryde town and mainland ferry links. Well worth a visit. **\*\*Please view our virtual tour\*\***

### **ACCOMMODATION:**

Accessed via the side of the property via a gentle gradient/ramp (for easy access) to entrance door.

### **PORCH:**

UPVC double glazed porch featuring twin doors to the outside and with inner glazed door leading into the hallway.

### **ENTRANCE HALL:**

Stairs to first floor. Radiator. Doors to:

### **SITTING ROOM:**

A generous dual aspect room with double glazed windows overlooking the front garden and to the side. Radiators x 2. Fitted carpet. Television aerial point.

### **KITCHEN:**

A modern well appointed kitchen with the added bonus of a pantry/larder! Wall cabinets and base units all finished in a high gloss grey complimented by oak worktops over. Integrated fan assisted oven and separate microwave, plus ceramic hob with extractor fan overhead. Space under counter for washing machine, dishwasher, fridge and freezer. Stainless steel sink and drainer. Vaillant gas boiler. Attractive oak flooring leading into open plan style conservatory.

### **CONSERVATORY:**

Superbly spacious double glazed, carpeted conservatory extending the full width of the property overlooking the rear garden. Low level radiators x 2 below windows. Polycarbonate roof now boarded and felted over providing further insulation. Opening to:

### **DINING ROOM:**

Fully carpeted room with double glazed window to side. Radiator. Return door to hall.

### **FIRST FLOOR LANDING:**

Carpeted landing with radiator. Loft hatch. Shelved cupboard. Doors to:

### **BEDROOM 1:**

Carpeted double bedroom with double glazed windows to front overlooking the front garden. Eaves storage. Radiator.

### **BEDROOM 2:**

A second well proportioned carpeted double bedroom with double glazed windows to side and rear. Eaves storage. Radiator.

### **FAMILY BATHROOM:**

Modern white suite comprising of P-shaped bath with screen and overhead shower; vanity wash basin and w.c. Heated towel rail. Fully finished with striking black/glitter ceramic tiling and linoleum wood effect flooring. Obscured double glazed window to the rear.

### **GARDEN:**

A fully enclosed and well proportioned relatively low maintenance garden to the rear with a raised lawn area accessed by shallow steps from the paved patio. Outside tap. Garden shed. The front garden is laid to lawn, bordered by sleepers and with path access to the side gate and rear.

### **DRIVEWAY/GARAGE:**

Hard standing driveway suitable for several cars leading to single garage with an up and over door. Power within.

### **USEFUL INFORMATION:**

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

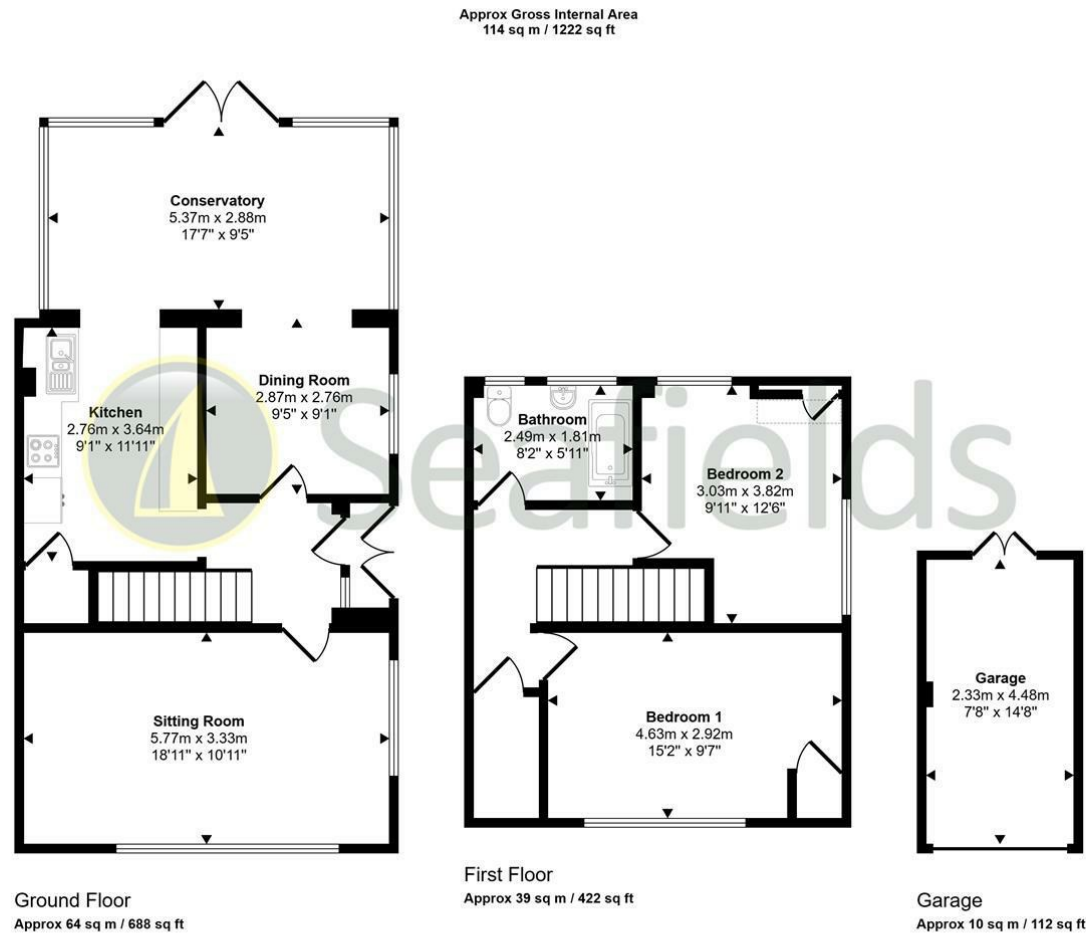
Flood Risk: None

Conservation Area: No

Listed Building: No

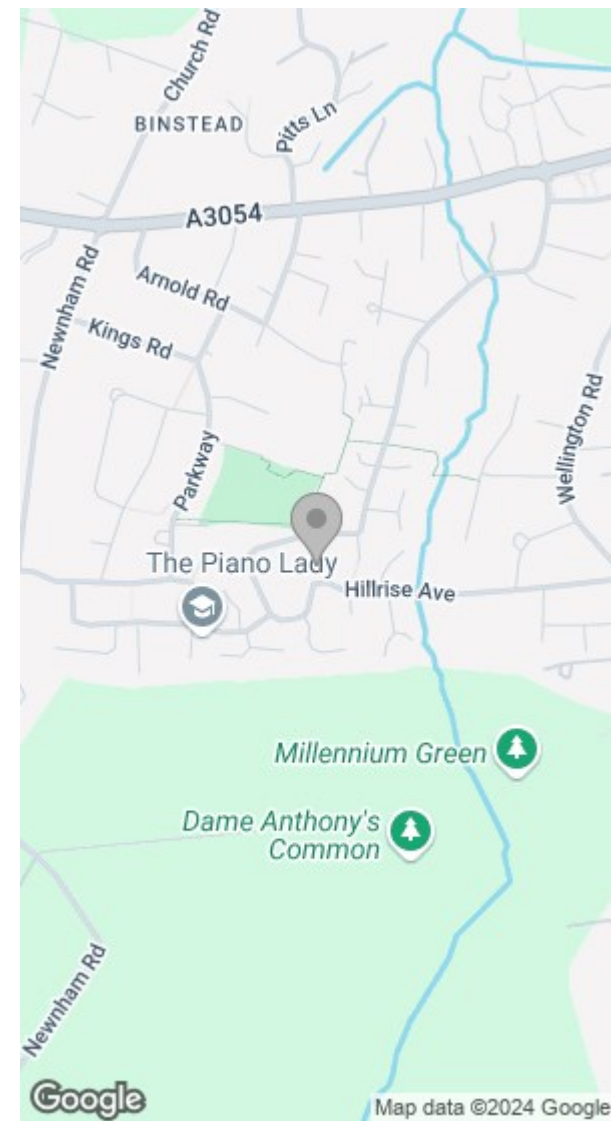
### **DISCLAIMER:**

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.



Denotes head height below 1.5m

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>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	



