



30 KINGS ROAD, BINSTEAD
, PO33 3RX

£340,000

A spacious 3 bedroom DETACHED bungalow with a fabulous yet manageable garden to rear. Sun Room. Off road parking to front and located within a popular area of Binstead.

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30 KINGS ROAD

- 3 Bedroom detached bungalow • Sun Room • Beautiful garden and Parking • Good size spacious rooms



The accommodation with approximate measurements:

Hallway

A long and spacious hallway. Radiator.

Lounge / Diner 20'11" x 10'5"

Double glazed window to side. Radiators. Electric fireplace. Double glazed doors to Conservatory.

Conservatory 10'5" x 9'10"

Radiator. Double glazed windows and doors to garden.

Kitchen and utility 13'9" x 9'10"

Kitchen

Double glazed windows to rear garden. Radiator. Range of wall and floor units. Gas hob. Electric oven with extractor over. Sink and drainer. Archway to

Utility area

Double glazed door and window to side. Space and plumbing for washing machine and dryer. Wall mounted gas boiler.

Bedroom 15'1" into bay x 10'5" max

Double glazed bay window to front. Radiator. '

Bedroom 12'5" x 9'10"

Double glazed window to side. Radiator. Range of wardrobes and fitted furniture.

Bedroom 3 9'10" x 7'10"

Double glazed window to side. Radiator.

Shower Room

Obscured double glazed window to side. Large shower cubicle. Basin set into vanity unit. Tiled walls. Radiator.

Separate W.C

Obscured double glazed window to rear. Low level W.C.

Outside

Front

Bloc paved off road parking. Wide side access to rear. Outside tap.

Rear

Patio area. Lawned garden area. Beautiful borders. Large shed. Green house.

EPC: E

Council Tax: Band D

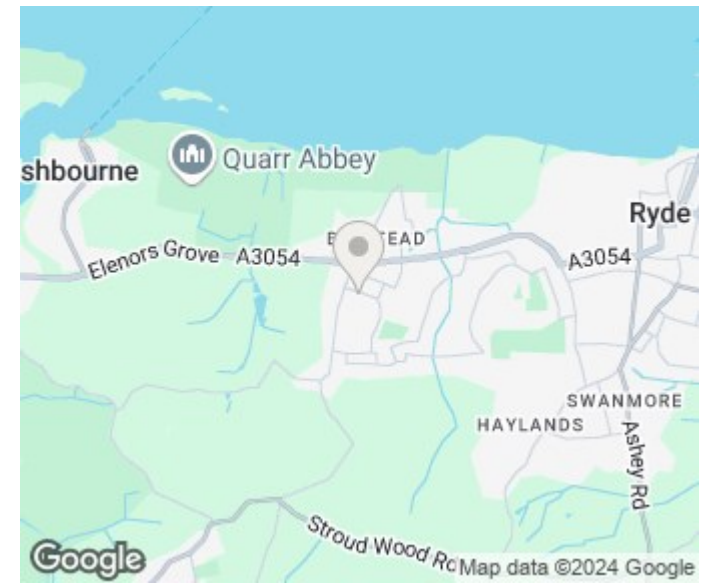
Leasehold / Freehold - TBC

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TOTAL FLOOR AREA: 1024 sq.ft. (95.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements