



**£319,950**

39 Snowberry Road, Newport, Isle of Wight, PO30 5EZ





If you are looking for a spacious home, immaculately presented and very low maintenance then this is the property for you. This beautiful town house is located along a sought after road on the fringes of Carisbrooke, close to Carisbrooke Castle and countryside walks nearby yet only an approximate half mile walk to Newport town centre.

The property has been lovingly upgraded by the current owners to include a beautiful kitchen, new double glazing and front door, new Bi Fold doors leading into the conservatory, new bathrooms and new flooring throughout. The property has had a new boiler installed within the last three years and now has the addition of a very useful utility room, which would be converted back to an extra bedroom if desired.

The light and well presented accommodation comprises a welcoming hallway with handy storage, cloakroom wc with new suite, utility room, kitchen with dining area/ lounge, conservatory, three bedrooms with the master having the en-suite, sitting room/ bedroom 4 and modern bathroom with white suite. Additional features include gas central heating, double glazing, low maintenance rear garden, off road parking for two cars and a garage.



The home is a 10 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing of this fabulous home please call The Wright Estate Agency on 01983 281010.



#### Hallway

#### Utility Room

9'3" x 6'2"

#### Kitchen / Diner

20'0" x 13'3"

#### Conservatory

12'4" x 10'2"

#### Lounge/ Bedroom 4

13'3" x 10'11"

#### Bedroom 1

11'5" x 11'3"

#### En-Suite

#### Bedroom 2

13'3" x 9'6"

#### Bedroom 3

13'3" x 7'1"

#### Bathroom

#### Outside

To the front of the property there is a small garden with decorative shingle. The garage and off road parking spaces are located to the side of the property. The enclosed rear garden has been landscaped for low maintenance, it is mainly paved with some shrubs, water feature and gated access leading to the parking.

#### Council Tax

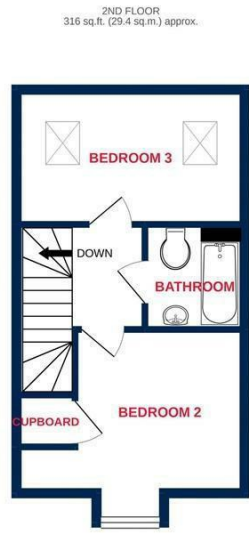
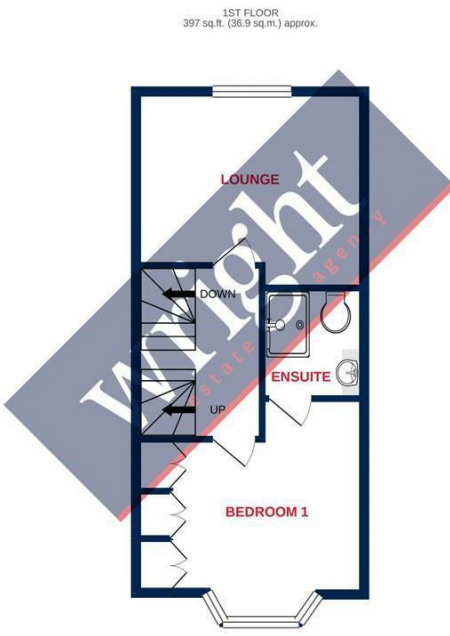
Band C

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

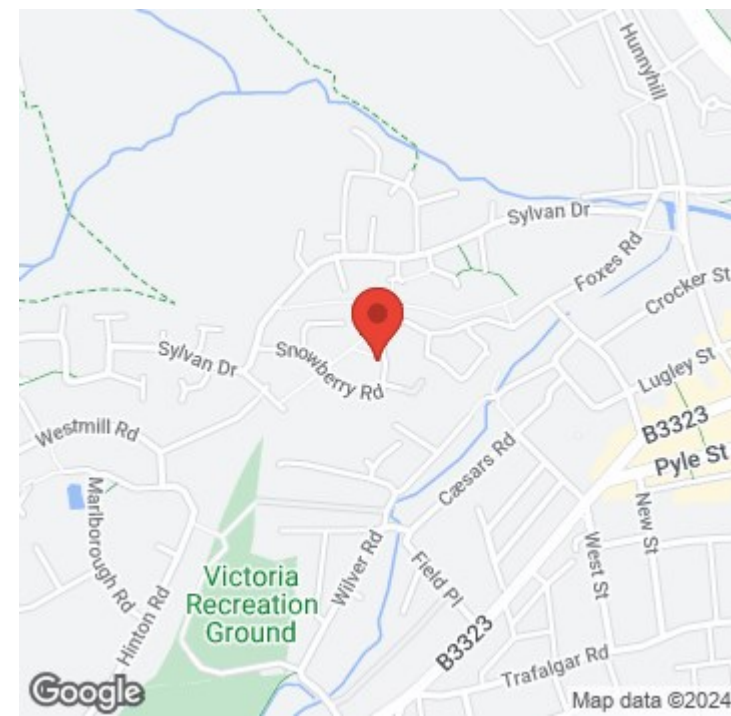
#### Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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