



**£249,950**

4 Nelson Road, Newport, Isle of Wight, PO30 1QT





This spacious semi detached family home is situated within a popular area on the fringes of Carisbrooke, close to Carisbrooke Castle and countryside walks nearby yet only an approximate 10 minute level walk to Newport town centre. The property is also within a 5 minute walk to primary and secondary schools and boasts a good size garden.

The light and well presented accommodation comprises a welcoming porch, lounge, modern kitchen, utility area, ground floor wc, three bedrooms and bathroom wc. Additional features include gas central heating, double glazing and a good size rear garden with outbuilding and potential for off road parking subject to usual consents.

The home is a 10 minute level walk from the 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**

**Lounge** 12'3" x 17'8"

**Kitchen** 13'0" x 8'10"

**Utility Area** 5'9" x 4'4"

**Bathroom** 7'3" x 6'2"

**Bedroom 1** 12'0" x 10'4"

**Bedroom 2** 10'4" x 9'2"

**Bedroom 3** 9'1" x 7'3"

**Outside**

To the front of the property there is a hardstanding which subject to usual consents would be ideal for off road parking. There is also gated side access leading to the rear. The enclosed rear garden is a good size and mainly laid to lawn. There is also a timber outbuilding which would make a lovely summer house.

**Workshop** 16'4" x 7'1"

**Council Tax**  
Band B

**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.


GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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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**wright**  
 estate agency