



£249,950

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







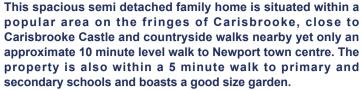












The light and well presented accommodation comprises a welcoming porch, lounge, modern kitchen, utility area, ground floor wc, three bedrooms and bathroom wc. Additional features include gas central heating, double glazing and a good size rear garden with outbuilding and potential for off road parking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

Kitchen

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

12'3" x 17'8"

13'0" x 8'10"

9'1" x 7'3"

Outside

Bedroom 3

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 fitments, 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.

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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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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