



£310,000

49 Halberry Lane, Newport, Isle of wight, PO30 2ET



Located in a popular location, this beautiful detached bungalow has been upgraded and offers well presented, flexible accommodation and a lovely rear garden.

Spacious throughout, the accommodation comprises a spacious entrance hall giving access to the living room, a modern kitchen complete with integrated appliances, a stylish shower room, a conservatory and two double bedrooms. Additional attributes include double glazing, gas central heating controlled by a Hive smart thermostat and off road parking for several cars. For keen gardeners the property offers a good size rear garden which features a large lawn, mature trees and shrubs, flower beds and timber shed.

The home is a 5 minute drive 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. Venture a little further to find 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.

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

Entrance Hallway

Lounge 16'11" x 11'5"

Bedroom 1 11'5" x 10'11"

Bedroom 2 12'4" x 10'5"

Shower Room 8'3" x 5'10"

Kitchen / Diner 11'5" x 10'5"

Conservatory 11'10" x 5'8"

Outside

To the front of the property there is a driveway providing off road parking for two cars, there is also side access to both sides of the property that lead to the rear garden. The rear garden is a good a size and mainly laid to lawn. There is also mature trees, shrubs, timber shed, flower beds and pergola.

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: 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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