



Offers In Excess Of £199,950

84 Hunnyhill, Newport, Isle of Wight, PO30 5HN





This deceptively spacious and immaculately presented terraced home is located on the fringes of Newport town. The property is within a 10 minute walk to primary and secondary schools and boasts a good size garden. This lovely home would make an ideal first purchase or investment buy.

The accommodation comprises entrance hall, sitting room, dining room, modern kitchen with ample units, small utility area and bathroom. The first floor comprises two double bedrooms and an additional shower room wc. The attic room completes this wonderful property.

The home is a gentle 5 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 and restaurants. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.

Lounge	13'8" x 9'10"
Dining Room	12'11" x 9'11"
Kitchen	8'1" x 9'8"
Utility Room	7'5" x 2'7"
Sun Room	9'6" x 4'1"
Bedroom 1	13'0" x 11'1"
Shower Room En-Suite	9'6" x 7'7"
Bedroom 2	12'11" x 10'0"
Bathroom	7'1" x 5'6"
Attic Room	11'6" x 11'4"

Outside

The front garden is mainly decorative shingle with shrubs. The rear garden is a good size and boasts a large patio with built in bar-be-que making it ideal for those Al Fresco evenings. There is also a growing area, shrubs and outside storage workshop with power.

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.

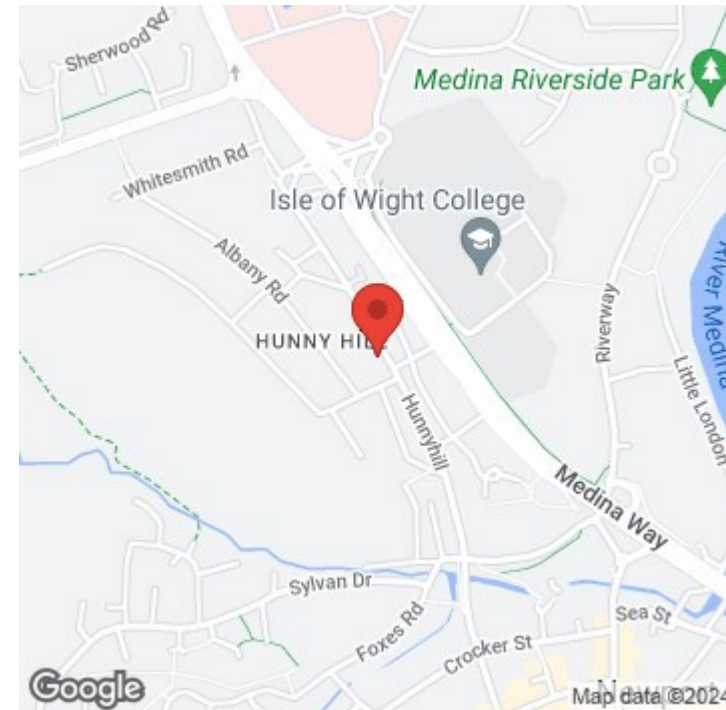




TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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