



- Semi Detached House
- Garage End Of The Garden
- Superb Kitchen/Diner

- Beautifully Presented
- Gas Central Heating
- Two Double Bedrooms

- Convenient Location to Schools/Colleges
- Lovely Front & Rear Gardens
- Highly Recommended

19 Purdy Road, Carisbrooke, Newport, Isle of Wight, PO30 5SU

**£249,900**



This wonderful semi detached house has a large kitchen/diner and a bright and airy lounge on the ground floor. The home benefits from a front porch and patio doors that lead onto the pleasant front garden. Complemented with two double bedrooms and bathroom on the first floor, the home is very well presented throughout and must be viewed to be fully appreciated. This modern home is set within a popular residential traffic free area and is a great opportunity for the next owners.

Outside there are delightful gardens to the front and to the rear of the property with a variety of seating areas to choose from. Conveniently located the home is within walking distance of Christ the King College, Carisbrooke Church of England School and Carisbrooke College. Just minutes away from Newport town centre and the local amenities, it overall combines to make this a great location, and a home not to be missed.





## Accommodation

### Front Porch

4'4 x 3'2 (1.32m x 0.97m)

### Lounge

13'11 x 13'6 max (4.24m x 4.11m max)

### Kitchen/Diner

13'6 max x 11'0 (4.11m max x 3.35m)

### First Floor Landing

### Bedroom 1

12'0 plus wardrobes x 10'4 plus wardrobes  
(3.66m plus wardrobes x 3.15m plus wardrobes)

### Bedroom 2

11'0 x 8'4 max (3.35m x 2.54m max)

### Bathroom

7'10 x 4'10 (2.39m x 1.47m)

### Gardens & Garage

The front garden is mainly lawned with gated side access leading through to the delightful rear garden, with its patio and seating areas. There is a shed area at the far end and gated rear access leads to the garage. The garage has power and light and the internal measurements are 16'7 x 8'6.



**Services**

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

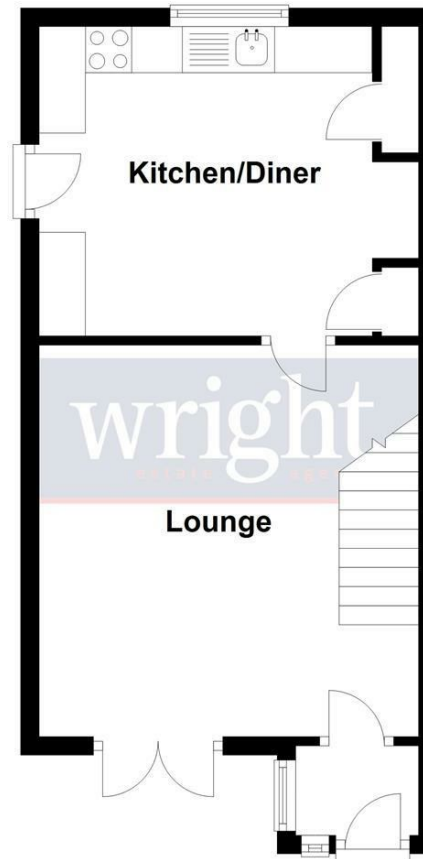
**Council Tax**

Band C - Please contact The Isle of Wight Council.

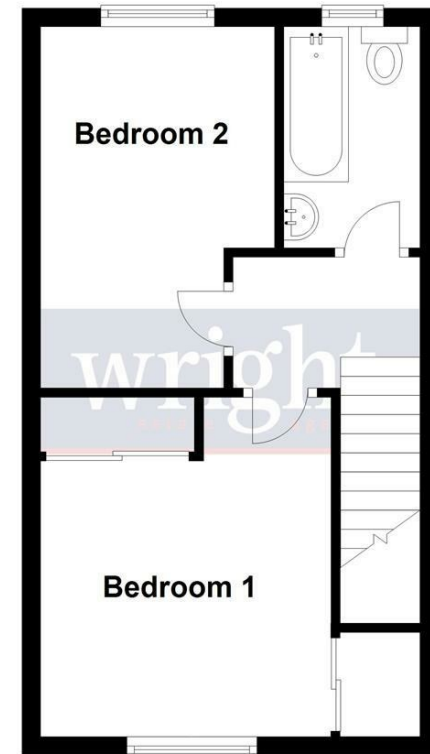
**Agents Notes**

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**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....