

shanklin@wright-iw.co.uk

wright
estate agency



- End of Terrace House
- Cul-de-Sac Location
- Gas Central Heating

- Three Bedrooms
- Convenient for Schools
- Ideal Family Home

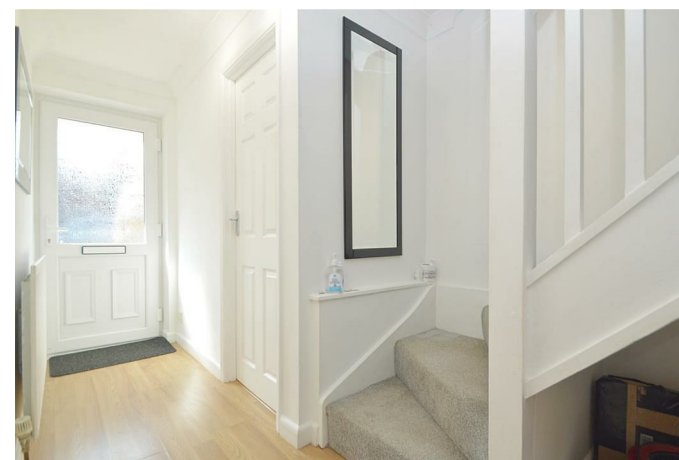
- Off Road Parking
- Side & Rear Gardens
- Viewing Recommended!

61 Pineview Drive, Newport, Isle of Wight, PO30 5GJ

£230,000

This delightful, modern end of terrace house is conveniently located at the end of a popular cul-de-sac. Offering good-sized accommodation, the home is complemented with ample outside garden space and we would highly recommend a viewing to fully appreciate everything the home has to offer. With an allocated parking space to the front, the home internally offers a downstairs cloakroom, a separate kitchen and a lounge/diner, which overlooks the rear decking area. Upstairs the bedrooms are of a generous size and a quality bathroom completes the home's lovely presentation. To the side of the house is a larger garden area, which just adds to the homes appeal.

With access to the local shops, transport facilities and schools, it will be a great family home for the new owners. Please contact the vendor's sole agent The Wright Estate Agency to arrange your viewing today!



Accommodation

Entrance Hallway

Lounge/Dining Room

16'3 max x 15'7 max (4.95m max x 4.75m max)

Kitchen

9'9 x 8'10 (2.97m x 2.69m)

Cloakroom

6'3 x 2'10 (1.91m x 0.86m)

Bedroom 1

13'1 x 9'1 (3.99m x 2.77m)

Bedroom 2

13'1 x 9'1 (3.99m x 2.77m)

Bedroom 3

9'2 x 6'1 (2.79m x 1.85m)

Bathroom

6'1 x 6'0 (1.85m x 1.83m)

Outside

To the front of the home is an allocated parking space. At the rear of the home is the decking area, and to the side of the home is the lawn area with side access to and from the front of the property.



Services

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

Council Tax

Council Tax Band B - Please contact The Isle of Wight Council.

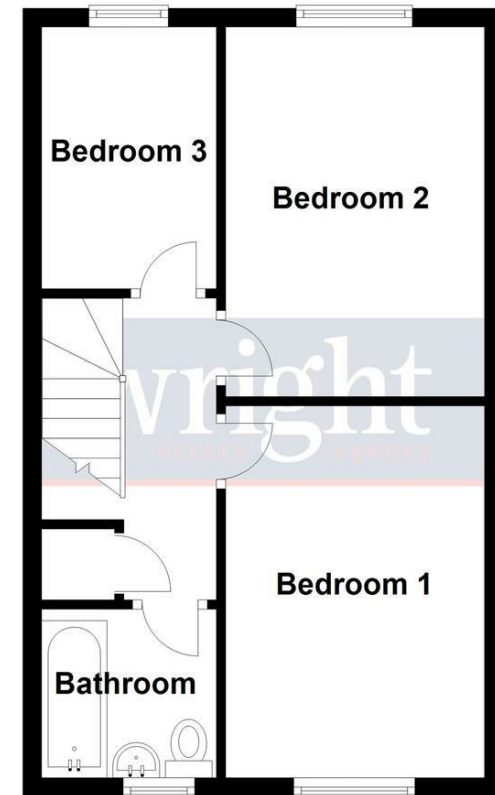
Agents Notes

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) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		74	
(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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time