



- Modern Terraced Home
- Downstairs Cloakroom
- Short Walk to Town Centre

- 2 En Suite Bedrooms
- Enclosed Rear Garden
- Ideal First Time Buyer Home

- Lounge/Dining Room & Separate Kitchen
- Parking for 2 Cars
- Viewing Recommended!

21 Bowdens Mead Close, Newport, PO30 5GZ

£229,500

This modern terraced home is located in a cul-de-sac consisting of similar style homes, conveniently close to Newport town centre, with local schools, shops and supermarkets are all within easy walking distance.

The accommodation comprises a lounge/dining room, separate kitchen and cloakroom on the ground floor, with 2 bedrooms, both on en suite on the first floor. Additionally, the property benefits from parking for 2 cars and an enclosed rear garden.

The very convenient location, parking and modern interior makes this an ideal home for any looking to take advantage of the many amenities Newport has to offer. A viewing is recommended to fully appreciate everything this fantastic terraced property has to offer!



Accommodation

Entrance Hall

Cloakroom

Kitchen

9'11 x 5'8 (3.02m x 1.73m)

Lounge/Dining Room

19'1 max x 12'6 (5.82m max x 3.81m)

First Floor Landing

Bedroom 1

12'6 x 9'8 (3.81m x 2.95m)

En Suite Bathroom

Bedroom 2

10'11 x 9'2 plus recess (3.33m x 2.79m plus recess)

En Suite Shower Room

Outside

To the front of the property there is parking for 2 cars. The rear garden is laid mainly to lawn with a patio area and garden shed.



Services

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

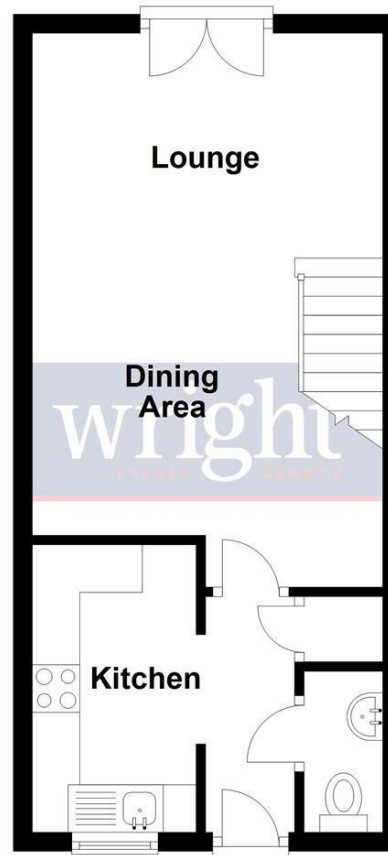
Council Tax

Band B - Please contact The Isle of Wight Council on 01983 823901.

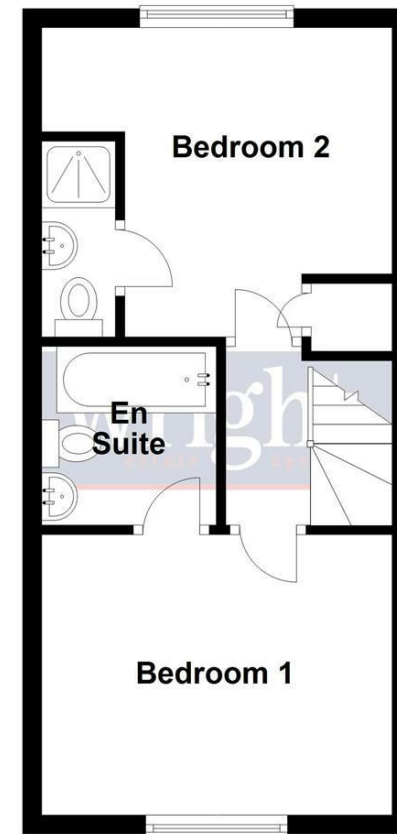
Agents Notes

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			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(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.

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

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time