



- Ground Floor Maisonette
- Private Garden
- Ideal Full-Time Home or BTL Investment

- 1 Double Bedroom
- Study/Office
- CHAIN FREE

- Driveway Parking
- Close to Town Centre
- Viewing Recommended!

30 Robin Hood Street, Newport, PO30 2AW

**£120,000**



This ground floor maisonette is conveniently located close to Newport town centre, with a variety of shops, supermarkets and Islandwide transports links all within easy reach.

The accommodation comprises a lounge, separate kitchen, double bedroom, study/office, shower room and large conservatory. Additionally, the property benefits from a driveway providing off road parking and a private rear garden.

The property would benefit from some general updating, but the very convenient location, off road parking and garden makes this an ideal home for anyone looking to enjoy the many benefits of living close to Newport town centre.

A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



## Accommodation

### Porch

### Entrance Hall

### Lounge

14'3 into bay x 10'8 (4.34m into bay x 3.25m)

### Kitchen

9' x 9' (2.74m x 2.74m)

### Study/Office

6'5 x 6'4 (1.96m x 1.93m)

### Shower Room

6'10 max x 5'5 max (2.08m max x 1.65m max)

### Conservatory

15'8 x 12'2 (4.78m x 3.71m)

### Outside

To the front of the property the driveway provides off road parking. The private rear garden is paved for ease of maintenance and includes a shed, summerhouse and greenhouse.





**Services**

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

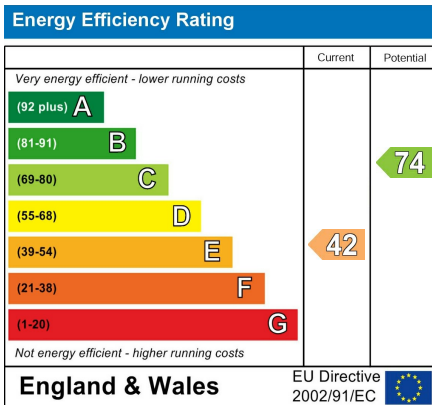
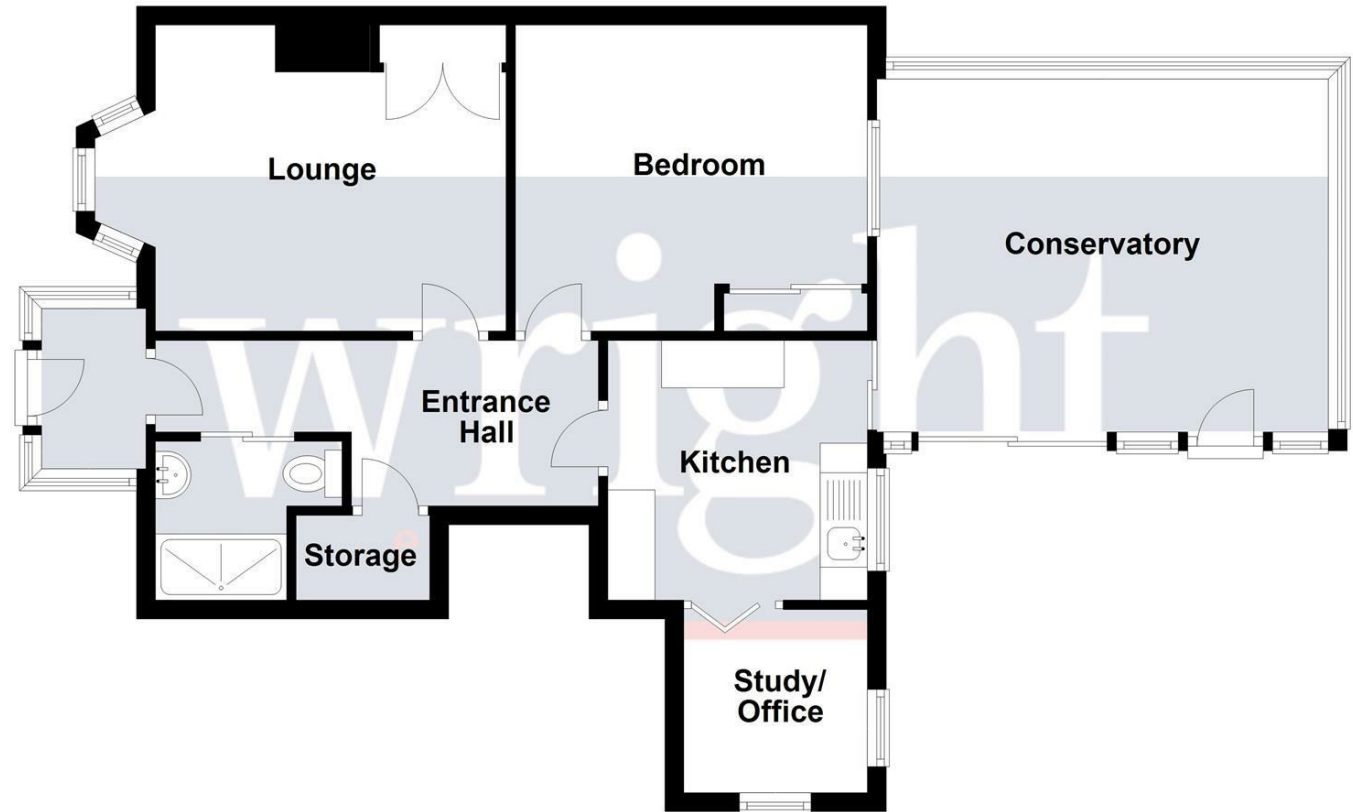
**Council Tax**

Band A - 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**



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.

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

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

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