



84 Hinton Road, Carisbrooke  
£250,000

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This attractively positioned end of terrace family home has been the subject of a large renovation project in recent months which has transformed it into a very smartly presented family home. With improvements including a new roof, UPVC double glazing, gas central heating, rewiring, new kitchen and new bathroom; the property is now ready for very lucky new owners. The house is set opposite a pretty, tree edged green with steps leading from the road level down to the front garden. A useful porch opens into a bright and spacious sitting room. The large picture window offers a pleasant open view and there is an attractive panelled effect feature wall decorated in a chic 'Pressed Petal' dusky pink shade. The room has stairs leading up and goes through to a beautifully fitted kitchen/dining room. There is plenty of space for a family table in the room which is fitted with a handsome range of matt finish sage green units with a fitted hob, oven and extractor hood (as well as spaces for other appliances). On the first floor are three pleasant bedrooms, two being double rooms. They are serviced by a very stylish family bathroom which has a shower over the bath; wash hand basin set in a chic grey unit with matching free standing linen cupboard and WC.

The home has areas of enclosed garden to the front and rear with gated side access. A personal door leads from the garden into the garage which is accessed from the rear. CHAIN FREE! EPC C - 69. FREEHOLD. COUNCIL TAX BAND C.

### Smart black UPVC door to...

#### Entrance Porch:

A useful space with glazed panel to the side and attractive glazed UPVC door to...

#### Sitting Room:

15'10" x 14'10" (4.83m x 4.54m )

A well proportioned room with a beautiful dusky pink shade panel effect wall as the focal point. A large window looks to the front giving a pleasant open view across to the tree-lined green opposite. Stairs lead off to the first floor and an oak veneered door opens to an understairs storage area. Matching door to...

#### Kitchen/Dining Room

14'9" max x 11'5" max (4.52m max x 3.5m max)

A spacious family room with plenty of room for dining. The room has been newly fitted

with a range of matte sage green units with white concrete effect worktops. There is a ceramic hob with smart black extractor over and electric oven under; as well as spaces for full range of other appliances. A number of rear facing windows and a half glazed door look and lead into the rear garden. Attractive black vertical radiator.

#### First Floor Landing:

A galleried area with doors to...

#### Bedroom One:

14'7" max x 8'10" (4.47m max x 2.7m)

A pleasant double room with over stairs recess and front facing window, allowing a pleasant leafy outlook.

#### Bedroom Two:

11'6" x 8'8" (3.53m x 2.65m)

A second double bedroom with window to the rear giving an interesting, far-reaching sideways view. Over stairs recess and access to the loft.

#### Bedroom Three:

11'7" x 5'8" (3.54m x 1.74m)

A pretty single bedroom with a front facing window giving another appealing view to the mature trees sat on the green.

#### Bathroom:

8'5" max x 5'9" max (2.59m max x 1.77m max)

A chic, newly fitted room which has been thoughtfully designed. Bath with folding glazed screen and shower over; wash hand basin set in an elegant soft grey coloured unit and WC. Attractive oversized marbled tiles

with a feature teal/grey brick tile behind the shower. Heated towel ladder and opaque front window. Matching freestanding grey tall linen cupboard and stylish back lit mirror.

### **Gardens:**

Steps lead down from the front gate to an area of lawned garden with gated side access. A further set of steps lead down from the kitchen door into the grassed rear garden which is enclosed by panelled fencing and has gated rear access. A personnel door opens into the...

### **Garage:**

With window to the rear looking into the garden and up and over door. The garage is accessed from a lane to the rear.

### **Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or

form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)





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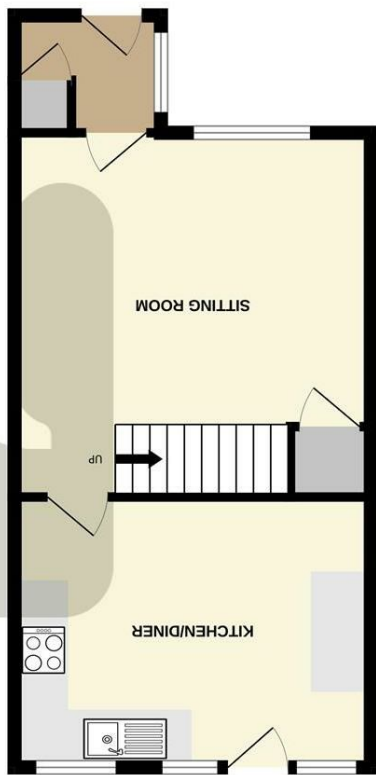
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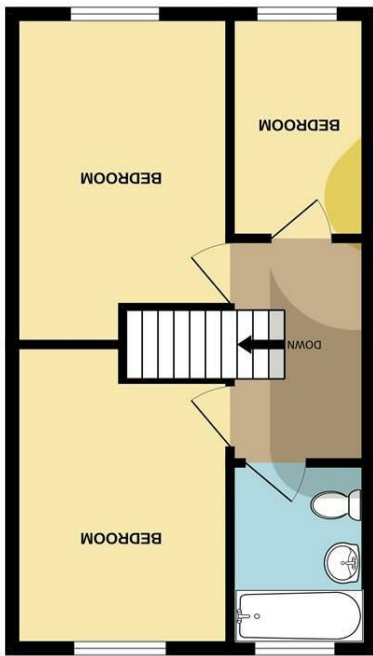
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GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 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		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	69	Potential

79