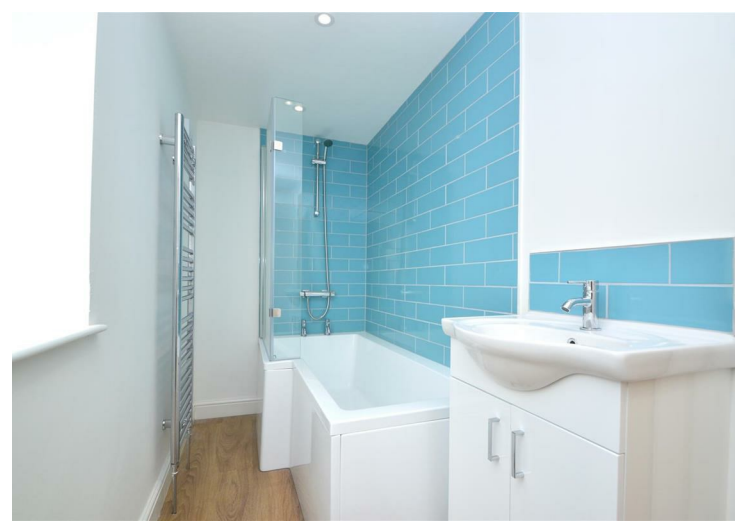




**£290,000**

15 St. Johns Road, Newport, Isle of Wight, PO30 1LN







This beautiful and deceptively spacious terraced character cottage is located along a quiet and highly sought after road on the fringes of Carisbrooke, close to Carisbrooke Castle and countryside walks nearby yet only an approximate 5 minute level walk to Newport town centre. The property is also within a 10 minute walk to primary and secondary schools and boasts a good size garden and off road parking for two cars. The property has been extensively upgraded throughout and boasts an abundance of character features and charm.

The accommodation is beautifully presented and comprises three good size bedrooms, sitting room, dining room, kitchen with modern units, utility room, cloakroom WC and bathroom with white suite. Additional features include gas central heating and double glazing.

The cottage is a level 5 minute walk from the bustling town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy and restaurants. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



#### Entrance Hall

Lounge 11'5" x 10'5"

Dining Room 14'0" x 11'7"

Kitchen 15'8" x 6'10"

Utility 6'11" x 6'11"

#### W/C

Bedroom 1 14'2" x 11'7"

Bedroom 2 10'11" x 10'5"

Bedroom 3 9'8" x 6'10"

Bathroom 13'5" x 4'2"

#### Outside

To the rear of the property there is a good size garden which is mainly laid to lawn. There are steps leading up to the off road parking which is accessed via Mount Pleasant Road. The front garden has decorative shingle and shrubs.

#### Council Tax

Band C

#### Services

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

#### Agent 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  
484 sq ft. (45.0 sq.m.) approx.

1ST FLOOR  
495 sq ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 979 sq ft. (91.0 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.  
Made with Metrage 12/23.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
estate agency