



**£350,000**

35a Long Lane, Newport, Isle of Wight, PO30 2NH



Situated within a desirable area of Newport and within a five minute drive to the town centre, this brand new two-bedroom detached bungalow is set within a quiet cul-de-sac location and offers spacious accommodation, front and rear gardens and off road parking.

Benefitting from triple glazed windows and gas central heating, the spacious layout features a welcoming entrance hall with useful storage, lounge/ diner with large patio doors leading out to the garden, stunning kitchen with integrated appliances, two double bedrooms and bathroom / shower-room. Outside offers a good size garden with a combination of patio area, lawn area and gated access to the front. There is also a block paved driveway providing off road parking for two cars.

This high specification home is perfectly placed on the outskirts of Newport town centre offering a wide range of amenities including a variety of shops, a cinema complex, restaurants and cafes. Multiple schools at primary and secondary level are within walking distance and the Southern Vectis bus station is located within the town centre providing an extensive network of bus routes across the island.

Mainland travel links are located just a 20-minute drive from the property including the Wightlink car ferry from Fishbourne to Portsmouth, the Red Funnel car ferry from East Cowes to Southampton, and the high-speed Red Jet foot passenger service from Cowes to Southampton.

Please call The Wright Estate Agency on 01983 281010 to arrange an internal viewing

#### Hallway

Lounge/ Diner with Kitchen 27'3" x 15'1"

Bedroom 1 14'3" x 8'9"

Bedroom 2 10'11" x 9'3"

Bathroom / Shower Room 7'8" 6'3"

#### Outside

The bungalow is set back from the main road with stone driveway providing access to the private parking spaces. There is also a shared turning area. The enclosed rear garden is a good size with lawn area, porcelain tiled patio area and gated access to both sides.

#### Services

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

#### Council Tax

BAND C

#### 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  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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.

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**wright**  
estate agency