



£275,000

82 Hinton Road, Carisbrooke, Isle of Wight, PO30 5RD





Set in the desirable area of Hinton Road, Carisbrooke, this charming detached bungalow presents an excellent opportunity for those seeking a peaceful and comfortable living space. With two well-proportioned bedrooms, this property is ideal for retired or semi-retired individuals looking to downsize without compromising on quality.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The bungalow features a well-appointed shower room, ensuring convenience and comfort for its residents.

One of the standout features of this property is the generous garden, providing ample outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property boasts a garage and a driveway, offering secure parking and extra storage options.

Being chain-free, this bungalow allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers. The sought-after location further enhances its appeal, as it combines tranquillity with accessibility to local amenities.



In summary, this delightful bungalow on Hinton Road is a rare find, perfectly suited for those looking to embrace a relaxed lifestyle in a friendly community. Do not miss the chance to make this lovely property your new home.

The home is a 5 minute drive 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, restaurants and schools for all ages. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.



Porch	4'9" x 4'1"
Hallway	
Lounge	16'2" x 13'6"
Kitchen/ Diner	11'5" x 10'5"
Utility Room	9'7" x 5'8"
Bedroom 1	14'0" x 10'3"
Bedroom 2	13'0" x 10'9"
Shower Room	8'6" x 5'4"

Outside

The front garden is mainly lawn with mature hedging. The rear garden is mainly lawn with patio area, shrubs and access to the utility room.

Parking

To the front of the property there is a driveway providing off road parking. There is also a garage with up and over door.

Council Tax

Band C

Services

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

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
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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