

eastcowes@wright-iw.co.uk

wright  
estate agency



**£269,950**

12 Cowes Road, Newport, Isle of Wight, PO30 5TW









Nestled on Cowes Road in Newport, this charming semi-detached house presents an excellent opportunity for families seeking a spacious home with potential. Boasting three well-proportioned bedrooms and two reception rooms this property is ideal for those looking to create their dream living space. While the home requires some modernisation, it offers a blank canvas for personalisation and improvement, allowing you to infuse your own style and preferences.

The property features a generous garden that not only provides ample outdoor space for children to play and for entertaining guests but also offers delightful countryside views, creating a serene backdrop for your family life. Additionally, the convenience of off-road parking for up to four cars, along with a garage, ensures that parking will never be a concern.



Situated just a ten-minute drive from both Newport and Cowes Town, you will enjoy easy access to a variety of local amenities, shops, and recreational activities. This location strikes a perfect balance between tranquillity and accessibility, making it an ideal choice for families or anyone looking to settle in a welcoming community.

In summary, this good-sized family home on Cowes Road is a fantastic opportunity for those willing to invest in some modernisation. With its spacious layout, beautiful garden, and convenient location, it promises to be a wonderful place to call home.



Hall

Lounge 13'9" x 12'8"

Dining Room 14'0" x 11'6"

Kitchen 14'9" x 8'11"

First Floor- Landing

Bedroom 1 14'0" x 11'6"

Bedroom 2 11'7" x 10'11"

Bedroom 3 9'0" x 8'4"

Bathroom 5'10" x 5'9"

Outside

The rear garden is well maintained. There is a good size lawn area, perfect for a table and chairs and summer BBQ's. The rear garden is a real sun trap and has a wonderful patio area that enjoys countryside views. The garden is private making it the perfect place to enjoy relaxation.

Council Tax

Band C

Tenure

Freehold

Parking

To the front of the property there is a driveway providing off road parking for 4 cars. There is also a garage with up and over door.

Services

Mains drainage, water, gas and electric

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.



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>		<b>79</b>
(55-68) <b>D</b>	<b>63</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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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