

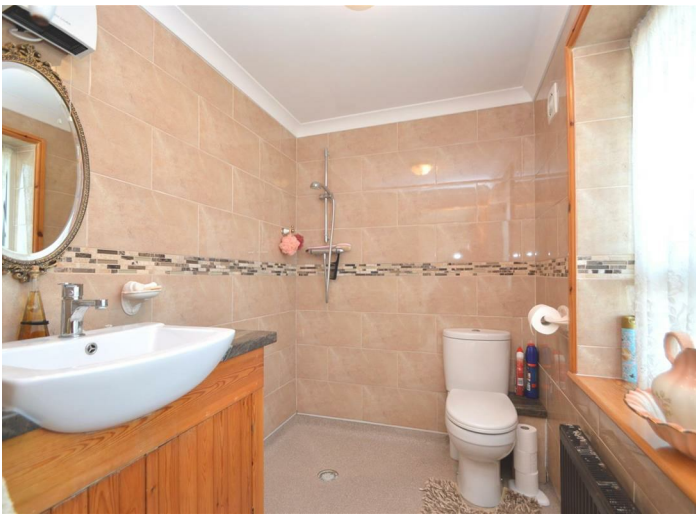
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wright
estate agency



£300,000

89 Forest Road, Newport, Isle of Wight, PO30 5NB





Set along Forest Road in Newport, this charming semi-detached family home offers a delightful blend of comfort and style. With three well-proportioned bedrooms and two bathrooms, this property is perfect for families seeking both space and convenience.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The large conservatory further enhances the living area, allowing natural light to flood in while offering stunning views of the expansive garden and the picturesque countryside beyond. The good size kitchen completes this lovely home.

The property is thoughtfully designed, ensuring a spacious and well-presented interior that is ready for you to make your own. The large garden is a true highlight, providing a serene outdoor space for children to play or for hosting summer gatherings with family and friends.

Situated close to schools of all ages, this home is ideally located for families, making the morning school run a breeze. With its combination of spacious living areas, beautiful outdoor views, and a prime location, this semi-detached house on Forest Road is a wonderful opportunity for those looking to settle in Newport. Don't miss the chance to make this lovely property your new home.

The home is a 5 minute drive from the 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.



Hall	
Lounge	12'7" x 12'7"
Dining Room	12'6" x 11'1"
Kitchen	15'11" x 9'11"
Conservatory	16'6" x 13'9"
Wet Room	7'0" x 5'2"
First Floor - Landing	
Bedroom 1	12'10" x 10'1"
Bedroom 2	12'9" x 10'10"
Small En-suite	
Bedroom 3	10'4" x 8'3"

Outside

The large garden is a true highlight, providing a serene outdoor space for children to play or for hosting summer gatherings with family and friends. The rear garden is lovingly landscaped and well maintained. There is a patio which is perfect for a table and chairs and summer BBQ's. An access to the lawn area with a large selection of mature trees, shrubs and plants. A lovely summer house, greenhouse, growing areas and decorative shingle seating area with stunning countryside views completes this wonderful garden.

Council Tax

Band C

Tenure

Freehold

Services

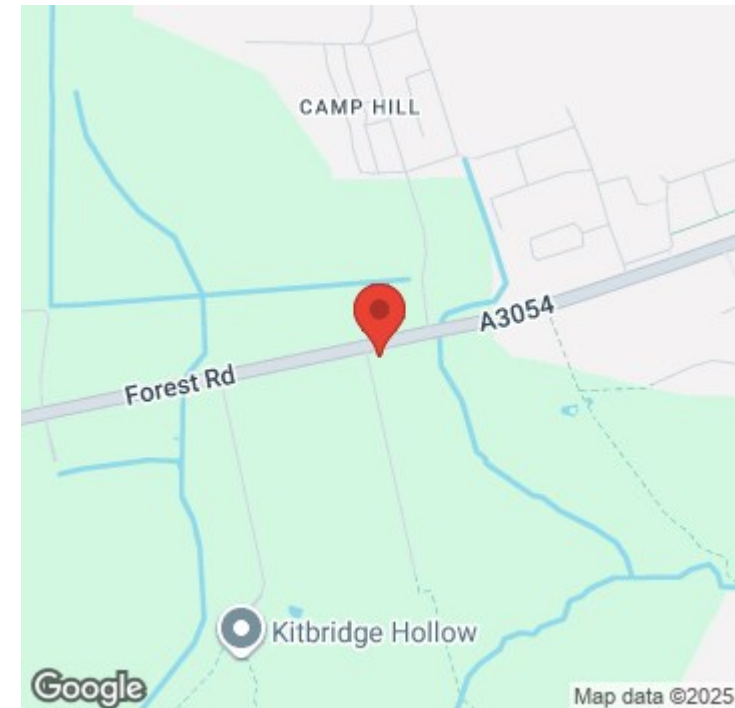
Mains water, drainage, gas and electric

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(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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