

eastcoves@wright-iw.co.uk

wright  
estate agency



**£395,000**

187 Fairlee Road, Newport, Isle of Wight, PO30 2EP









Situated on Fairlee Road in Newport, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The bungalow features a well-appointed kitchen/ diner and bathroom, ensuring convenience for all residents. One of the standout features of this property is the large attic conversion, which offers additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation. A very useful utility room completes this lovely home.

The exterior of the property is equally impressive, with a large and lovely garden that provides a serene outdoor retreat. The garden is perfect for gardening enthusiasts or for enjoying summer barbecues with family and friends. Additionally, the property benefits from ample parking, accommodating up to five vehicles on a drive in and out sweeping drive which is a rare find in such a sought-after location. There is also a garage which is ideal for conversion to another reception room.



Situated in a popular area, this bungalow is conveniently close to bus stops, making commuting and exploring the local area effortless. The property is chain-free, allowing for a smooth and straightforward purchase process.

In summary, this delightful bungalow on Fairlee Road offers a perfect blend of comfort, space, and convenience, making it an ideal choice for a variety of buyers. Don't miss the chance to make this lovely property your new home.

The home is a 10 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.



## Hallway

Lounge 15'10" x 12'0"

Kitchen/ Diner 18'9" x 9'1"

Bedroom 1 13'5" x 11'10"

Bedroom 2 12'11" x 9'10"

Bedroom 3 11'9" x 9'10"

Utility Room 10'4" x 8'2"

Bathroom 7'2" x 5'10"

Attic Room 24'8" x 9'11"

## Outside

The front garden is a mixture of mature trees and shrubs creating privacy from the road. There is also a lawn area, gated side access and the driveway. The rear garden is a good size and mainly laid to lawn. There is also a patio area, timber shed, mature trees and shrubs and ample room for kids to play.

## Parking

The property benefits from a drive in and drive out driveway providing off road parking for multiple cars.

Garage 15'10" x 10'5"

Up and over door power and light. Access to attic room. This would be ideal to convert to another reception room

## Council Tax

Band D

## Tenure

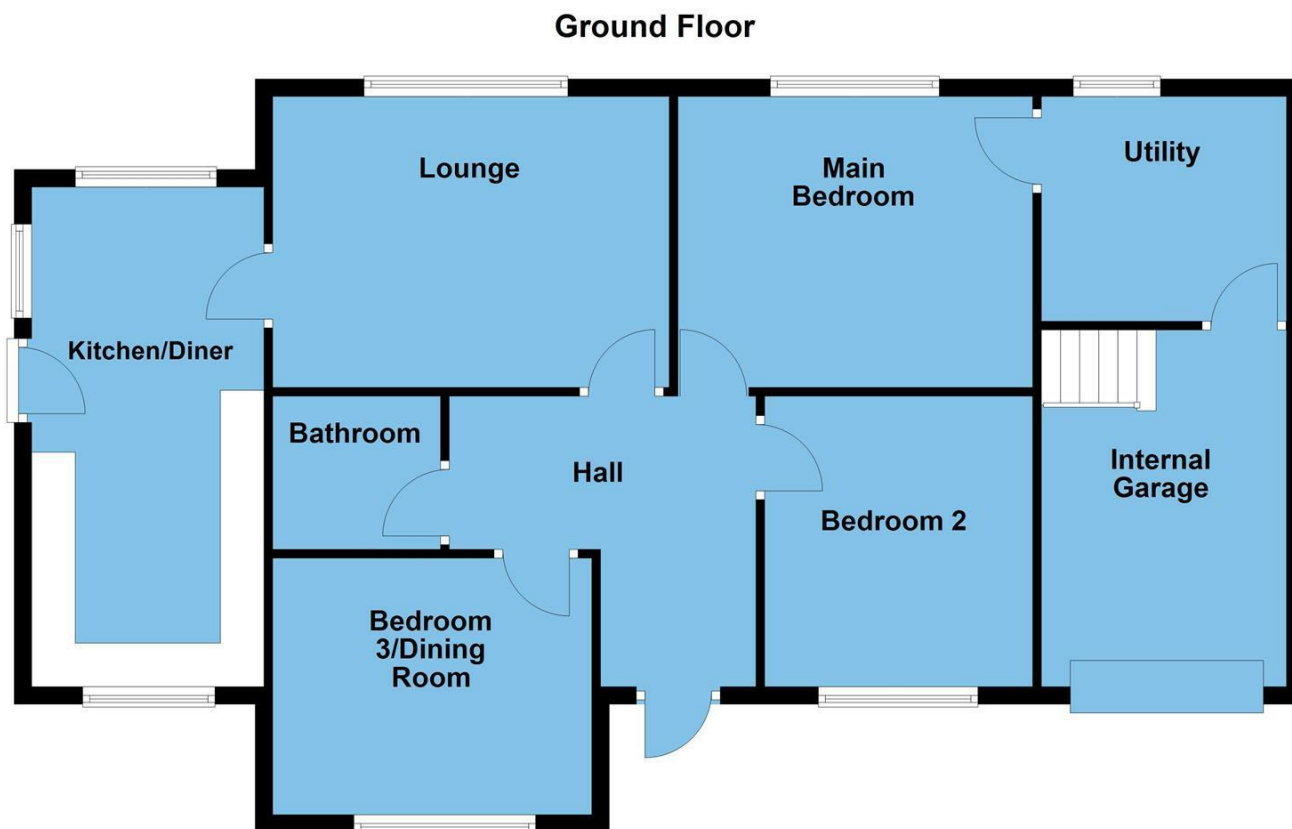
Freehold


## Services

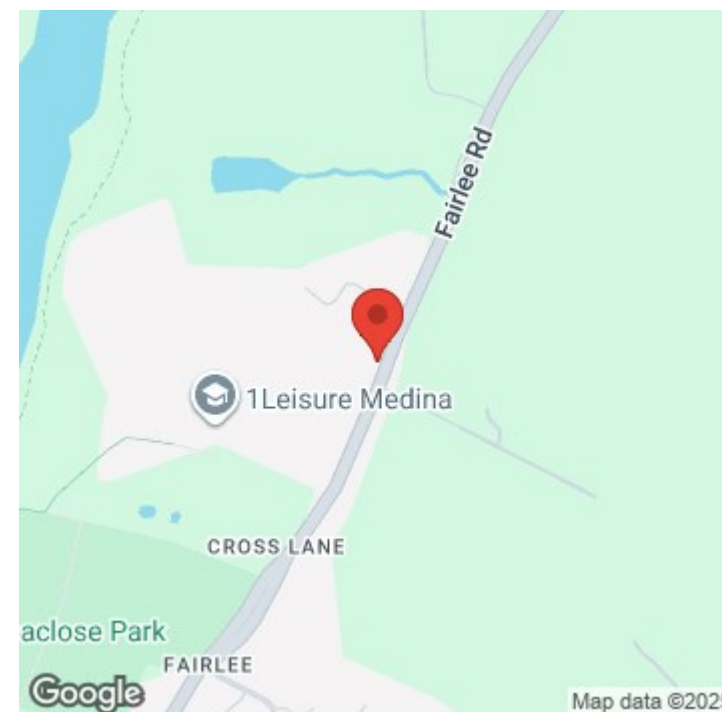
Mains water, drainage, gas and electric.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</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.

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

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