



Gunville Road | | Newport | PO30 5LS

Asking Price £250,000

RED
SQUIRREL
PROPERTY SHOP

Gunville Road |
Newport | PO30 5LS
Asking Price £250,000

Offered CHAIN FREE, this spacious mid-terraced, three-bedroom home is located on the outskirts of Newport in Gunville, within easy reach of Newport town centre, local schools, and shops.

The well-presented accommodation comprises a welcoming living room, separate dining room, utility room, modern fitted kitchen, and a newly fitted bathroom. Upstairs, the property offers three double bedrooms and a contemporary shower room.

Externally, the property benefits from a generous rear garden featuring three garden sheds, one of which is a fully equipped workshop with electrics, ideal for hobbies or additional storage.

- MID-TERRACED HOUSE
- DRIVEWAY
- GOOD-SIZED GARDEN WITH GARDEN WORKSHOP/SHED
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- 3 DOUBLE BEDROOMS
- CLOSE TO LOCAL SCHOOLS & SHOPS
- UTILITY ROOM

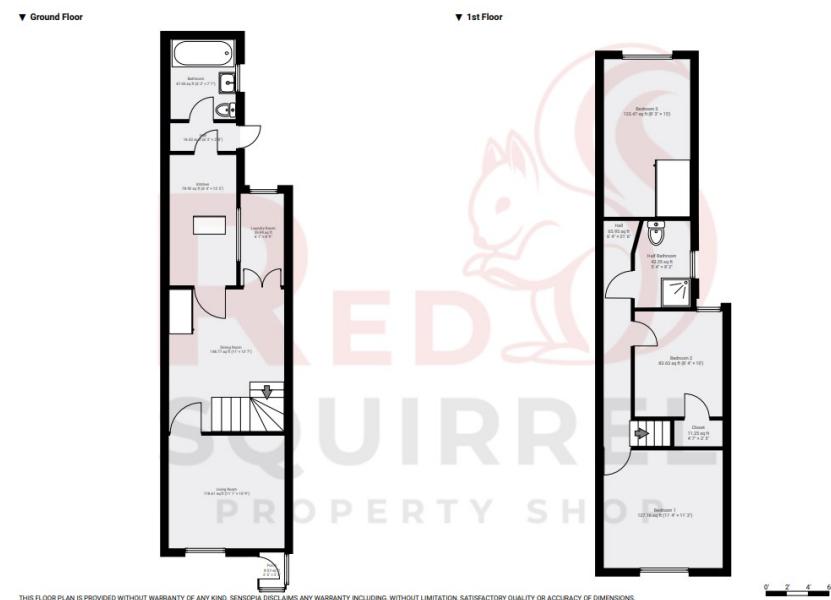
Entrance Porch	Utility Room 8'9" x 4'1" (2.67m)
Living room 3'4" x 2'5" (1.02m x 0.74m)	Landing
Dining Room 10'9" x 11'1" (3.28m x 3.38m)	Bedroom 1 11'4" x 11'3" (3.45m x 3.43m)
Kitchen 12'5" x 6'4" (3.78m x 1.93m)	Bedroom 2 10x8'4" (3.05m x 2.54m)
Bathroom 7'7" x 6'2" (2.31m x 1.88m)	Shower Room 8'3" x 4'3" (2.51m x 1.3m)
	Bedroom 3 15x8'3" (4.57m x 2.51m)



The chart displays energy efficiency ratings from A (Very energy efficient) to G (Not energy efficient) based on running costs. The 2002/91/EC directive (left) shows a range from (92 plus) A down to (1-20) G. The 2005/36/EC directive (right) shows a range from 83 down to 66. A green arrow points from the 2002/91/EC side to the 2005/36/EC side, indicating improvement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Council Tax Band **B**
EPC Rating **D**



3 Langely Court Pyle Street
Newport
Isle of Wight
PO30 1LA
01983 521212
edsquirrelpropertyshop.co.uk
edsquirrelpropertyshop.co.uk