



St. Johns Road | | Newport | PO30 1LN

**Offers Over £170,000**





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Newport | PO30 1LN  
Offers Over £170,000

CHAIN FREE! This two-bedroom terraced house is located in the Shide area of Newport, within walking distance to local shops, schools and public transport links. The property comprises living room, dining room, conservatory, kitchen and W/C. Upstairs offers two double bedrooms with master en-suite and attic room. It also benefits from a good-sized garden and gas central heating.

- CHAIN FREE
- TERRACED HOME
- 2 RECEPTION ROOMS
- GOOD-SIZED GARDEN
- 2 DOUBLE BEDROOMS
- WALKING DISTANCE TO NEWPORT TOWN CENTRE
- GRADE II LISTED
- ATTIC ROOM

### Hallway

### Living Room

10'2" x 12'10" (3.10 x 3.91)

### Dining Room

10'2" x 12'2" (3.10 x 3.71)

### Kitchen

10'2" x 5'3" (3.10 x 1.60)

### Bathroom

5'3" x 5'7" (1.60 x 1.70)

### Conservatory

9'6" x 7'3" (2.90 x 2.21)

### Bedroom 1

10'6" x 11'6" (3.20 x 3.51)

### Bedroom 2

10'2" x 11'6" (3.10 x 3.51)

### Ensuite

7'3" x 5'3" (2.21 x 1.60)

### Attic Room

10'6" x 11'6" (3.20 x 3.51)

### Outside



### My New Project

TOTAL AREA: 81.69 m² • LIVING AREA: 81.69 m² • FLOORS: 1 • ROOMS: 11

### Ground Floor

TOTAL AREA: 81.69 m² • LIVING AREA: 81.69 m² • ROOMS: 11



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0 1 2 3 4m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band B  
EPC Rating D

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