



Fairlee Road | | Newport | PO30 2EJ

Offers In Excess Of £270,000

**RED**  
**SQUIRREL**  
PROPERTY SHOP

Fairlee Road |  
Newport | PO30 2EJ  
Offers In Excess Of £270,000

COMING SOON!! BOOK YOUR VIEWING NOW!

Coming to the market in the New year, This chain free, 3 bedroom semi-detached house is located in a sought-after location within walking distance to Newport town centre, local schools and amenities. The modernized property consists of a spacious living room, dining room, newly-fitted kitchen and downstairs shower room. Upstairs consists of three good-sized bedrooms. Outside offers a laid-to-lawn garden with side access. Other benefits of the property includes newly-fitted flooring, driveway for multiple vehicles, loft space, gas central heating and double glazing throughout!!

- CHAIN FREE!!
- 3 BEDROOMS
- SEMI-DETACHED HOUSE
- NEWLY REFURBISHED THROUGHOUT
- DRIVEWAY FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO TOWN CENTRE



|  |                                      |
|--|--------------------------------------|
| Entrance Hall                            | Bedroom 1<br>11x8 (3.35m x 2.44m)    |
| Living room<br>13x10 (3.96m x 3.05m)     | Bedroom 2<br>12x9.5 (3.66m x 2.74m)  |
| Dining Room<br>11.4x12.5 (3.35m x 3.66m) | Bedroom 3<br>8.2x8.3 (2.44m x 2.44m) |
| Kitchen<br>9x8 (2.74m x 2.44m)           |                                      |
| Shower room<br>5.7x5.2 (1.52m x 1.52m)   |                                      |

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 61        |
| (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**

3 Langely Court Pyle Street  
Newport  
Isle of Wight  
PO30 1LA  
01983 521212  
enquiries@redsquirrelpropertyshop.co.uk  
www.redsquirrelpropertyshop.co.uk