



**Price**  
**£189,000**

**Freehold**

3x  1x  1x 

**Royal Exchange,  
Newport, Isle of Wight,  
PO30**

**Pittis**   
Helping you move forwards





## Main features

- Deceptively spacious semi detached house
- Double glazed and gas centrally heated
- Lounge and separate dining room
- Downstairs bathroom
- Good sized enclosed garden backing onto a nature reserve

## Accommodation

### GROUND FLOOR

Hall

Lounge: 11'9 x 11'8 (3.58m x 3.56m)

Dining Room: 11'6 x 10'1 (3.51m x 3.08m)

Kitchen: 12'0 x 7'4 (3.66m x 2.24m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 10'2 (3.56m x 3.10m)

Bedroom 2: 10'2 x 8'9 (3.10m x 2.67m)

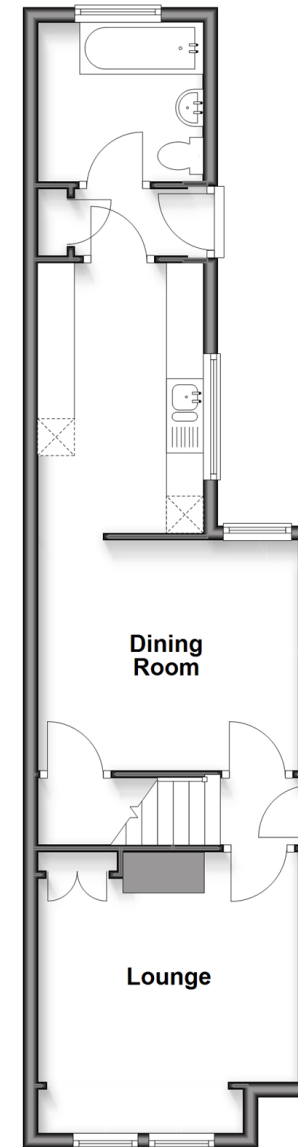
Bedroom 3: 12'0 x 7'5 (3.66m x 2.26m)

### OUTSIDE

Shed

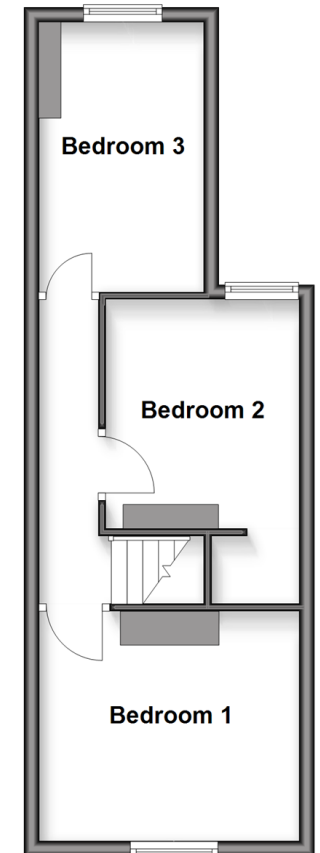
### Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



**Call Newport - 01983 528888 ■ [pittis.co.uk](http://pittis.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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