



## 68 HUNNYHILL NEWPORT, PO30 5HN

£1,200 PER MONTH

A lovely four bedroom spacious family home over three floors. Separate Lounge, diner and kitchen, downstairs bathroom. First floor, spacious double bedroom, two single bedrooms, Second floor, double bedroom with velux window.

Small courtyard garden with bonus of off road parking for one car. Ideally located walking distance to Newport town, hospital and local shops. Ready September.

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SALES & LETTINGS

# 68 HUNNYHILL

- Well presented 4 bedroom property
- Walking distance to Newport, hospital and prison
- Small courtyard garden
- Modern kitchen
- Off road parking for one car
- Available September
- Gas Heating



## Hallway

Wooden flooring

Door to

## Lounge 10'0" x 9'1"

Bay window to front of the property, wooden flooring throughout with feature fireplace.

## Dining Room 12'1" x 9'6"

Wooden floors, cupboard under the stairs.

Archway into the kitchen

## Kitchen

Shaker style neutral kitchen unit with low and high units. Built in oven, hob and extractor. Built in fridge/freezer. Glow worm combi - boiler. Space for washing machine.

Door leading to family bathroom

## Bathroom

Toilet, sink and bath with shower over. Heated towel rail.

## Stairs leading to first floor

Spacious landing.

Door to

## Double Bedroom 11'2" x 10'8"

Window overlooking front of the property. Built in wardrobe, Feature fireplace.

## Single Bedroom 6'11" x 9'9"

Window to back of the property. Radiator, built in

wardrobe.

## Single Bedroom 7'1" x 9'2"

Step down into the bedroom , window overlooking the back of the property , radiator.

## Stairs

Leading to top bedroom

## Double Bedroom 13'7" x 9'2"

Top bedroom which is in the eaves of the property . Velux window. Decorative brick wall. radiator

## Outside

Door from kitchen leading

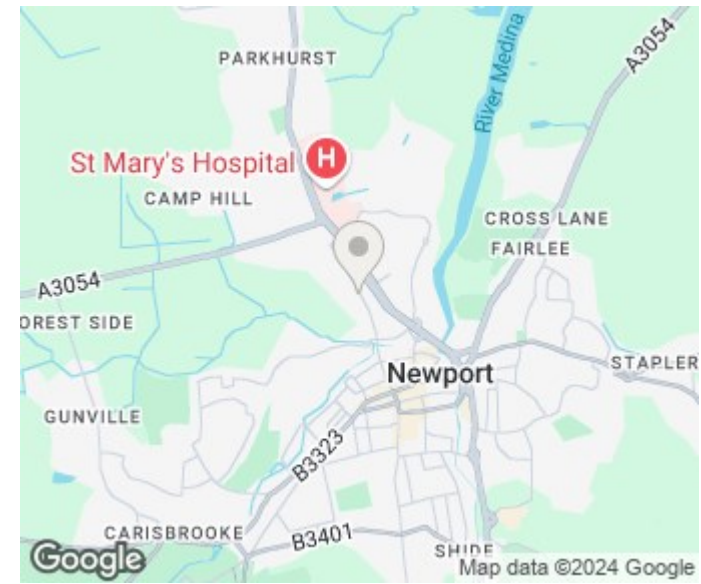
To outside courtyard area which is a great area for those warmer days. Side gate access to allocated off road parking space for one car.



1ST FLOOR



ROOM  
ple, r  
BEDROOM



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements