



**MARVINS**  
ESTATE AGENTS



## 1 MOUNTBATTEN DRIVE, NEWPORT, PO30 5SG

PRICE £255,000

A simply delightful End of Terrace Bungalow situated on the popular Carisbrooke Estate and therefore close to Newport town centre as well as Carisbrooke Village.

Occupying a good size corner plot with gardens an enthusiast will love, the Bungalow enjoys well maintained and presented two bedroom accommodation as well as a Lounge and Kitchen with pleasant aspects over the rear gardens.

All-important parking is provided with a Garage and separate hardstanding. With NO ONWARD CHAIN, this really is a super opportunity for someone seeking comfortable living in a pleasant location. Hurry to view!

### COWES OFFICE

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# 1 MOUNTBATTEN DRIVE, NEWPORT, ISLE OF WIGHT PO30 5SG

## PORCH

Front door to Hallway. Radiator.

## LOUNGE

11'8" x 16'7" (3.56m x 5.05m)

Aspect over rear garden. Two radiators.

Inner Hallway. Built in cupboard.

## BEDROOM ONE

12'5" x 11'11" (3.78m x 3.63m)

Front aspect. Radiator.

## BEDROOM TWO

9'2" x 11'11" (2.79m x 3.63m)

Front aspect. Radiator.

## KITCHEN

13'7" x 8'8" (4.14m x 2.64m)

Rear aspect over garden. Radiator. Access to garden. Of good size with a breakfast table area. Comprehensive range of natural wood colour wall and base units. Built in Hotpoint oven. Separate hob. Plumbing for washing machine. Integrated fridge and freezer. Boiler.

## SHOWER ROOM

Good size comprising shower cubicle, vanity unit with inset basin. WC. Radiator.

## OUTSIDE

The Bungalow occupies a large corner plot with gardens to the front and rear although predominantly to the rear and is enclosed. A patio area lies off the rear of the property. A service lane off Mountbatten Drive leads to the single Garage and adjacent hardstanding via gates.

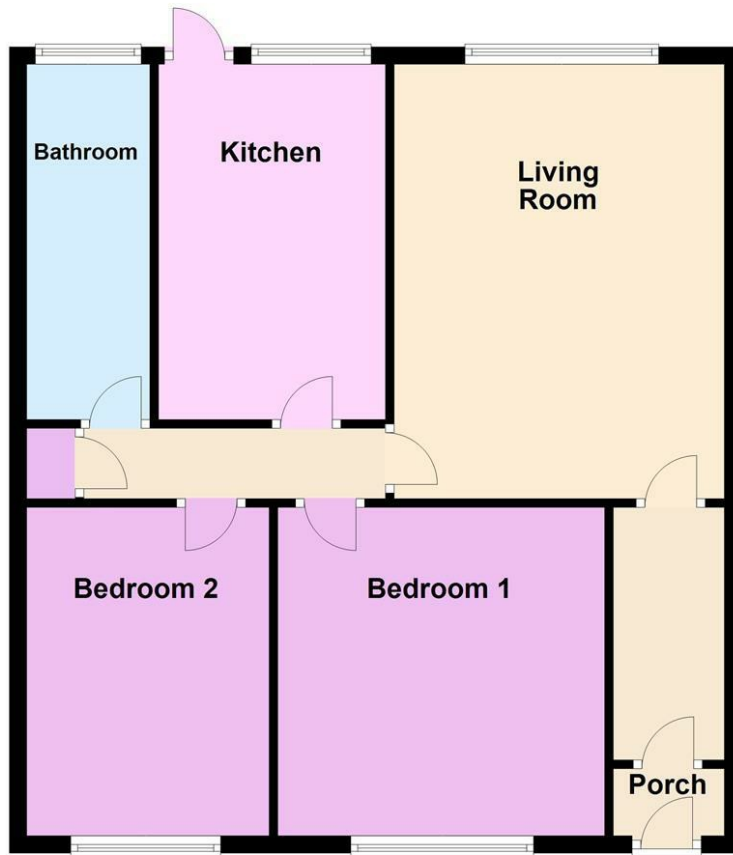
## TENURE

This property is Freehold  
Council Tax Band C

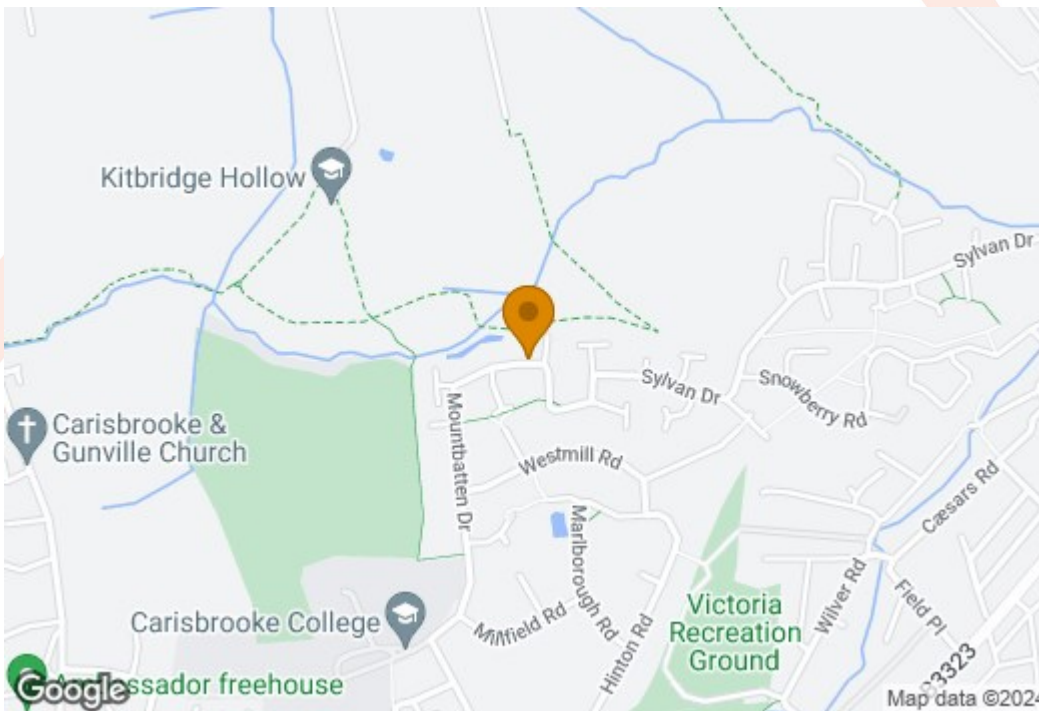




## Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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