



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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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.

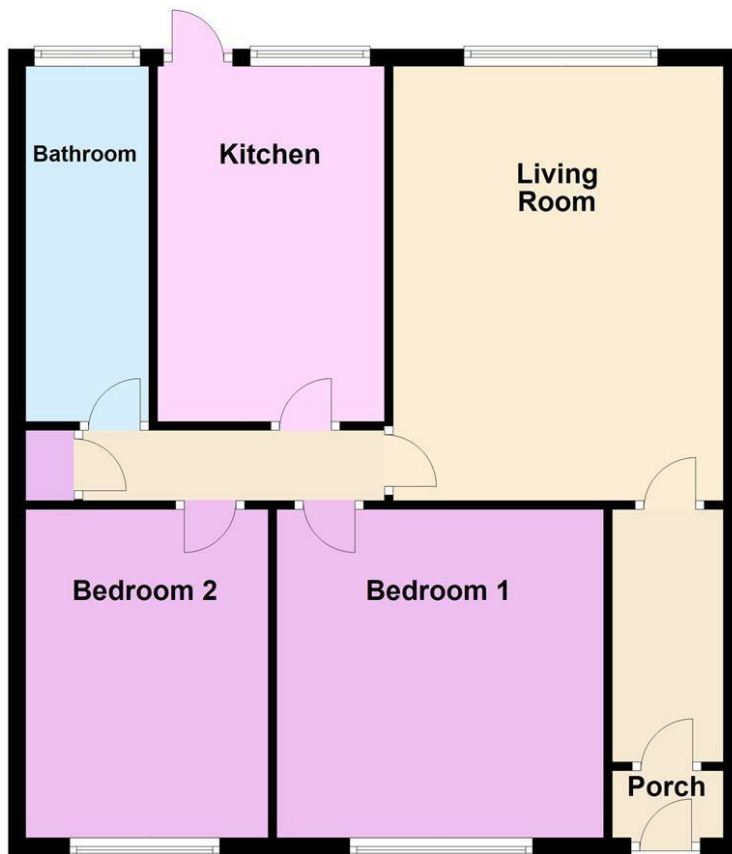
TENURE

This property is Freehold
Council Tax Band C

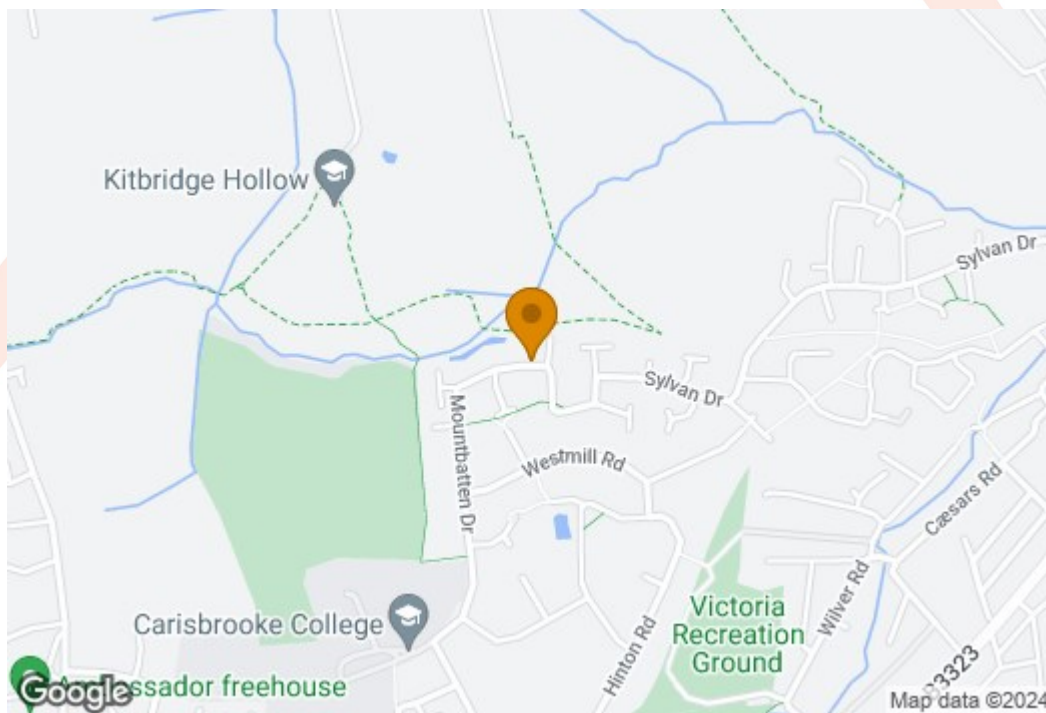




Ground Floor



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) A			88
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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