



**MARVINS**  
ESTATE AGENTS



## ALBERTA BUCKBURY LANE, NEWPORT, PO30 2NJ

**£330,000**

A home with potential! A great opportunity to purchase an imposing Detached House situated in a sought after location on the southern outskirts of Newport. Enjoying countryside views the property now requires updating and so provides the opportunity for someone to stamp their own mark on their home. Accommodation includes two Reception Rooms on the ground floor as well as a large Kitchen Diner, and three Bedrooms on the first floor. There are gardens to the front and rear along with a car hardstanding. With NO ONWARD CHAIN we encourage you to view as soon as possible so to avoid missing out on this opportunity.

### COWES OFFICE

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# ALBERTA BUCKBURY LANE, NEWPORT, ISLE OF WIGHT PO30 2NJ

Reception porch to:

## RECEPTION HALL

With stairs off. Understairs cupboard. Radiator.

## LOUNGE

10'6" x 12'8" (3.20m x 3.86m)

Front and side aspect with views. Radiator. Fireplace.

## DINING ROOM/BEDROOM

11'5" x 13'9" (3.48m x 4.19m)

Rear and side aspect. Radiator.

## KITCHEN/DINER

18' x 14'3" narrowing to 9'1" (5.49m x 4.34m narrowing to 2.77m)

Of good size with front and side aspect. Full range of light coloured Kitchen units. Single drainer sink unit. Cooker space. Radiator. Door to inner lobby with access to:

## BATHROOM

Panelled bath, WC and pedestal hand basin. Radiator.

Off the inner lobby is access to the Outside Lean-To and garden.

## FIRST FLOOR

Access to loft.

## CLOAKROOM

Comprising low level WC.

## BEDROOM ONE

10'5" x 11'4" (3.18m x 3.45m)

Front aspect with views over countryside. Built-in wardrobes. Radiator.

## BEDROOM TWO

13'9" x 11'5" (4.19m x 3.48m)

Side and rear aspect. Radiator.

## BEDROOM THREE

6'10" x 11'7" (2.08m x 3.53m)

Rear aspect. Built-in cupboards. Radiator.

## BATHROOM

Comprising panelled bath and pedestal hand basin. Radiator.

## OUTSIDE

Lawned area to the front with (overgrown) access along the side. There is a car hardstanding space to the side of the property and also another access to the rear. The garden is laid to grass but in need of attention. There is a Lean-to off the rear of the property which provides useful storage area and would suit other uses.

## TENURE

Council Tax Band D

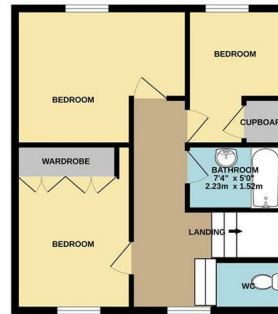
This property is Freehold





GROUND FLOOR

1ST FLOOR



ALBERTA, BUCKBERRY LANE, NEWPORT, PO30 2NJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	52	76
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) <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		
England & Wales		
EU Directive 2002/91/EC		

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