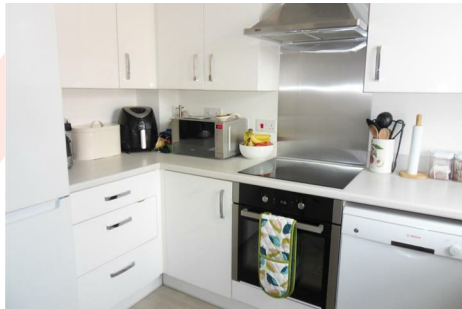




**MARVINS**  
ESTATE AGENTS



## 10 RED FOX SQUARE, NEWPORT, PO30 2HF

### OFFERS IN THE REGION OF £245,000

This immaculate home is situated within a popular residential area of Newport, conveniently placed within walking distance to local schools, amenities and Newport town centre. The accommodation comprises of hallway, kitchen, cloakroom and lounge/diner to the ground floor. On the first floor are three bedrooms and family bathroom. The property benefits from off road parking for two cars and a sunny SW facing rear garden.

It is being offered with the remainder of an NHBC guarantee, and would make either a fabulous full time home or second base on the island.

**VIEWING IS HIGHLY RECOMMENDED.**

#### COWES OFFICE

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## 10 RED FOX SQUARE, NEWPORT, ISLE OF WIGHT PO30 2HF

### GROUND FLOOR

Front door leading into:

#### HALLWAY

Radiator. Stairs to upper floor off. Doors to:

#### CLOAKROOM

5'5 x 3'1 (1.65m x 0.94m)

Double glazed window to side. White suite comprising pedestal washbasin with chrome mixer tap over and low level WC. Radiator. Pale wood effect vinyl flooring.

#### KITCHEN

11'3 x 6'10 (3.43m x 2.08m)

Fitted with a range of modern floor and wall units with bevel edged worktops over. Integral electric oven and electric hob, with stainless steel splashback and extractor fan over. Plumbing and space for dishwasher and washing machine. Stainless steel sink with chrome mixer tap over. Space for fridge/freezer. Radiator. Pale wood effect vinyl flooring.

#### LOUNGE/DINER

16'1 x 14'3 (4.90m x 4.34m)

Double glazed patio doors and windows to rear, with access to rear garden. Radiator. Understairs storage cupboard housing heat exchange boiler. Carpeted flooring.

### FIRST FLOOR

#### LANDING

Access to loft. Doors off to:

#### BEDROOM ONE

14'4 x 8'3 (4.37m x 2.51m)

Two double glazed windows to front. Radiator. Built in airing cupboard housing hot water cylinder. Built in wardrobe. Carpeted flooring.

#### BEDROOM TWO

11'1 x 8'3 (3.38m x 2.51m)

Double glazed window to rear. Radiator. Carpeted flooring.

#### BEDROOM THREE

10' x 6'1 (3.05m x 1.85m)

Double glazed window to rear. Radiator. Carpeted flooring.

#### BATHROOM

6'2 x 6'1 (1.88m x 1.85m)

White suite comprising panelled bath with chrome mixer tap and shower attachment over, with glass shower screen and tiled splashbacks. Low level WC. Pedestal washbasin. Radiator. Pale wood effect vinyl flooring.

### OUTSIDE

To the front of the property is a hardstanding for two cars, with side access to the rear garden. The good size enclosed rear garden is South West facing, laid mainly to lawn with patio area.

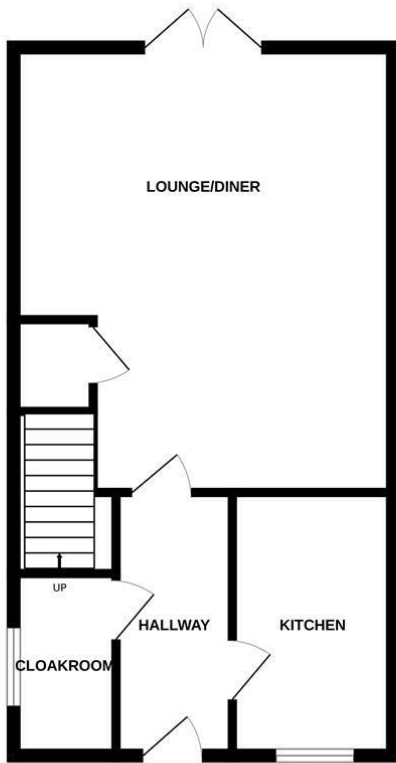
### TENURE

This property is Freehold. There is an annual Estate Service charge of £162.73.

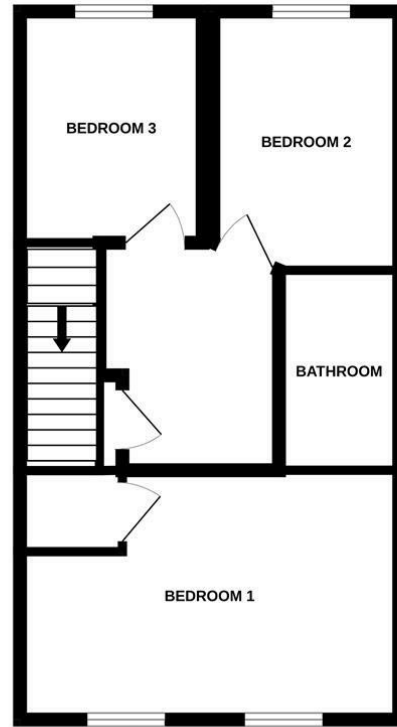




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.  
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>		96
(81-91) <b>B</b>	82	
(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		
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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