



**MARVINS**  
ESTATE AGENTS



**56 WESTMINSTER LANE, NEWPORT, PO30 5ZG**

**PRICE £229,950**

Hurry to view this super Semi Detached House situated within an easy flat walk to town along with Schools and a Recreation Park close-by. The property has been well maintained and enjoys 3 Bedrooms along with a Conservatory and pleasant rear garden. All-important parking is also included to the front. With the added benefit of not having an onward chain this is a must see home. Would suit a young family or an investor.

**COWES OFFICE**

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## 56 WESTMINSTER LANE, NEWPORT, ISLE OF WIGHT PO30 5ZG

Front door to Entrance Hall with stairs off. Under stairs cupboard. Radiator. Door to:

### SEPARATE WC

With hand basin. Radiator.

### KITCHEN

9'10" x 9' (3.00m x 2.74m)

Range of wall and base units. Built in oven and electric hob. Plumbing for washing machine and dishwasher. Front aspect. Boiler. Serving hatch to:

### LOUNGE/DINER

16'3" x 16'5" (4.95m x 5.00m)

'L' shaped with sliding patio door to the Conservatory. Radiator.

### CONSERVATORY

8'11" x 9'4" (2.72m x 2.84m)

A useful addition to the property. Enjoys an aspect over garden and provides an access to the Patio area.

### FIRST FLOOR LANDING

Over stairs cupboard. Loft hatch.

### BATHROOM

White suite comprising bath with shower over, pedestal hand basin and WC.

### BEDROOM ONE

9'4" x 11' (2.84m x 3.35m)

Front aspect. Built in wardrobes and fitted bed side drawers. Vanity unit with drawers. Radiator.

### BEDROOM TWO

8'4" x 12'6" (2.54m x 3.81m)

Range of fitted wardrobes. Rear aspect. Radiator.

### BEDROOM THREE

7'7" x 9' (2.31m x 2.74m)

Rear aspect. Radiator. Wardrobe and cupboard.

### OUTSIDE

TO the front lies a car parking hardstanding along with an adjacent gravelled area which will accommodate another vehicle. Side access to the rear. The rear garden is mainly laid to lawn and enclosed by fencing. There is a small patio area too. Safe for children.

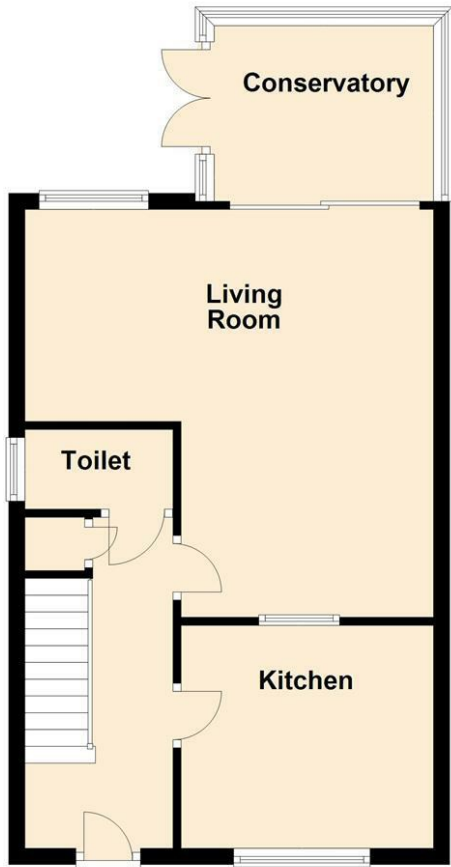
### TENURE

This property is Council Tax Band C

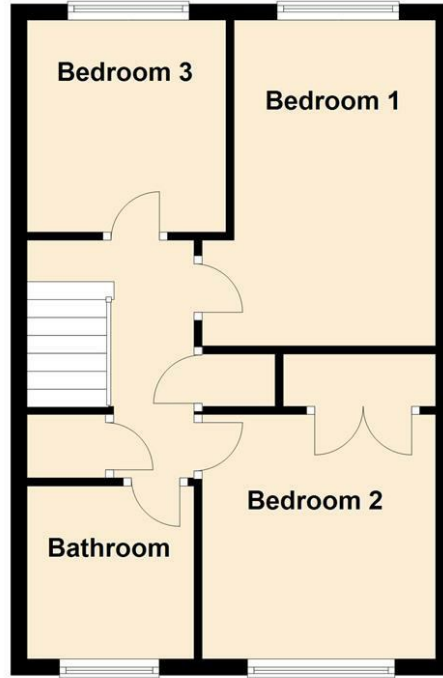




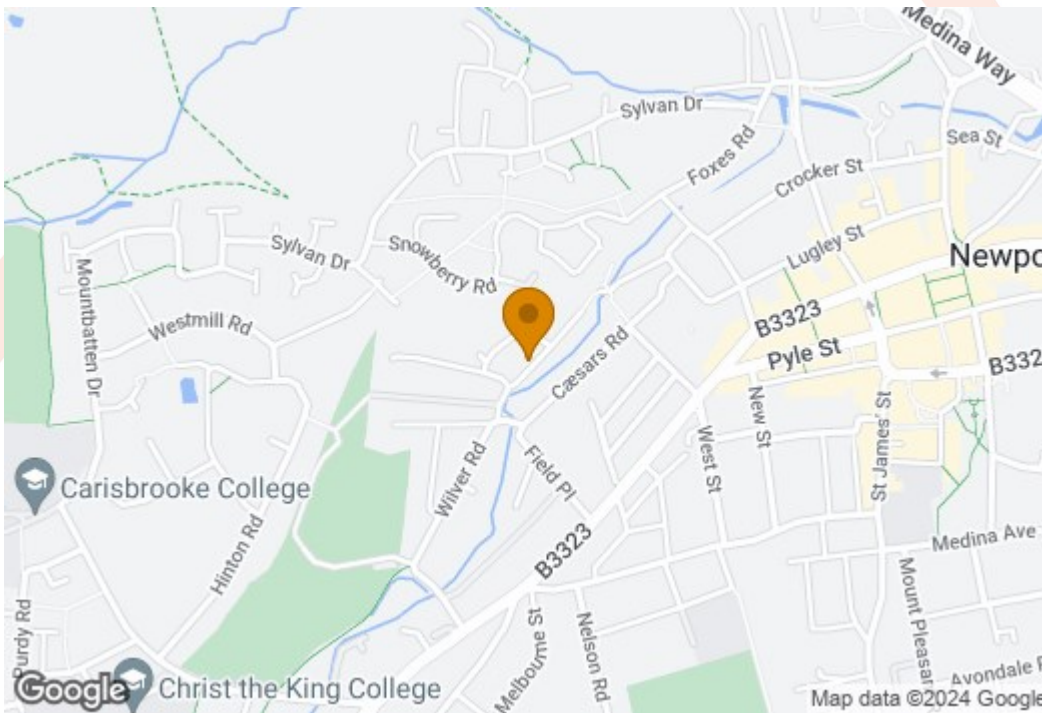
### Ground Floor



### First 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>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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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