



**MARVINS**  
ESTATE AGENTS



**54 HALBERRY LANE, NEWPORT, PO30 2EZ**

**PRICE £220,000**

A comfortable two bedroom semi detached home with useful Attic Room to the top floor. Ground floor accommodation includes two good size Reception Rooms, fitted Kitchen and Bathroom. The rear garden gives access to sought after off road private parking for two vehicles. Located conveniently for access to Newport town centre, shops and bus routes. Gas central heating and double glazing is installed. Recent improvements include new flooring to the ground floor and redecoration. Early viewing to appreciate the location and good size accommodation is recommended. CHAIN FREE.

**COWES OFFICE**

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Double glazed Entrance Door to:

#### ENTRANCE PORCH

Radiator. Further double glazed doors to rear gardens. Semi glazed door to:

#### LOUNGE

12'1" x 13'10" max (3.68m x 4.22m max)

Double aspect room. Double glazed windows. Two radiators. Stairs to upper floor off. Built in electric meter cupboard. Laminate wood flooring.

#### DINING ROOM

12'1" x 10'10" (3.68m x 3.30m)

Radiator. Double glazed window. Wood effect laminate flooring. Fireplace with open stove. Door to:

#### KITCHEN

12'2" x 10'4" max (3.71m x 3.15m max )

L shaped. Range of modern floor and wall cupboards with bevel edged worktops. Inset enamel sink unit with mixer tap over. Plumbing for washing machine and dish washer. Space for fridge freezer. Double glazed window. Laminate wood flooring. Induction electric hob and built in electric cooker below. Double glazed door to rear garden.

#### BATHROOM

Corner bath with mixer tap and shower attachment and further separate shower over. Low level WC. Pedestal wash basin. Double glazed window. Radiator.

#### FIRST FLOOR

Landing.

#### BEDROOM TWO

12'2" x 10'8" (3.71m x 3.25m)

Built in cupboard. Recess housing vaillant boiler. Double glazed window.

#### BEDROOM ONE

12' x 10'6" (3.66m x 3.20m)

Stairs to Attic Room off. Double glazed window. Radiator.

Top Floor

#### ATTIC ROOM

12' x 11'4" (3.66m x 3.45m)

Two velux window lights. Under eaves storage access.

#### OUTSIDE

Enclosed rear garden to faux grass with raised flower and vegetable beds. Outside water tap. Gated access to off road hardstanding for two vehicles. Small front garden area and side path.

#### TENURE

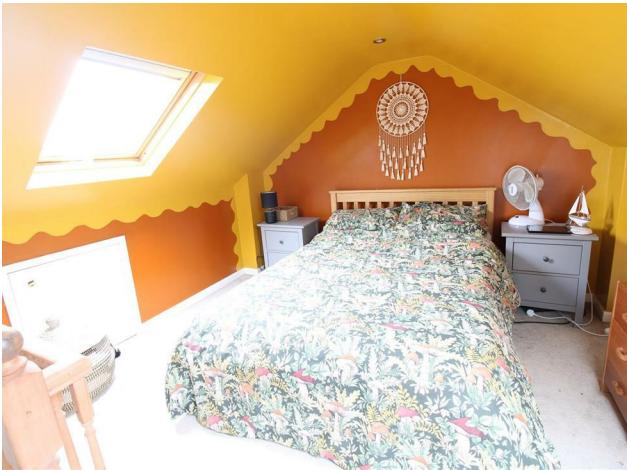
This property is Freehold  
Council tax band B

#### DECLARATION OF INTEREST

Please note, the vendor of this property is a relation of an employee of Marvins Estate Agents.





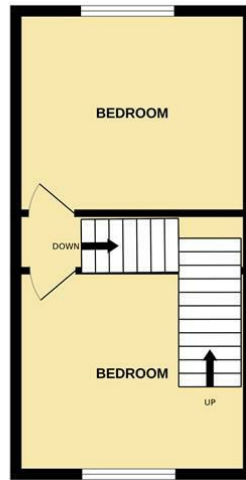




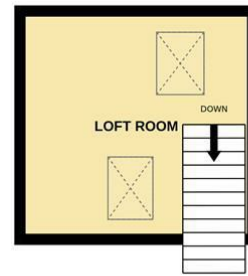
GROUND FLOOR



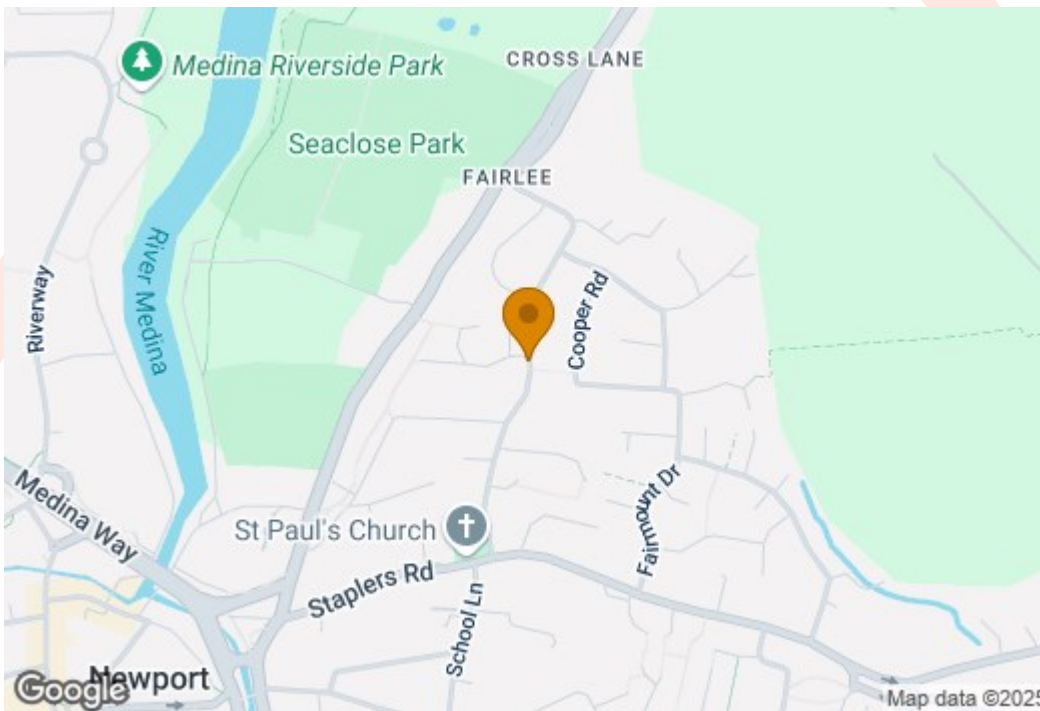
1ST FLOOR



2ND FLOOR



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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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