



MARVINS
ESTATE AGENTS



3 THE LAWNS FAIRLEE ROAD, NEWPORT, PO30 2PT

£230,000

A spacious end of terrace two bedroom bungalow located within a select retirement development. This home offers two double bedrooms, a good size Lounge, Kitchen/Diner and Bathroom. There is a communal parking area and the property is offered chain free. It is located approximately five minutes drive from Newport town centre with all its shops and restaurants also the main bus station with transport links to other areas of the Island. Early viewing by appointment with the Vendor's Agent.

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3 THE LAWNS FAIRLEE ROAD, NEWPORT, ISLE OF WIGHT PO30 2PT

Covered Entrance Porch. Double glazed Entrance Door and side screen to:

ENTRANCE HALL

Electric night storage heater. Built in airing cupboard with hot water tank. Loft access and loft ladder. Built in storage cupboard. Telephone point.

LOUNGE

13'8" x 16'4" (4.17m x 4.98m)

Dimplex night storage heater. Television point. Double glazed patio doors overlooking the communal gardens.

KITCHEN/DINER

13'3" x 10'6" (4.04m x 3.20m)

Dimplex night storage heater. Double glazed window. Range of floor and wall cupboards with bevel edged worktops. Inset stainless steel sink unit with mixer tap. Electric cooker with hob. Hotpoint fridge/freezer. Built in shelved cupboard. Plumbing for washing machine and Space for electric Tumble Dryer.

BEDROOM ONE

13'2" x 14' (4.01m x 4.27m)

Double aspect room. Double glazed window. Range of fitted wardrobe cupboards and matching vanity unit. Dimplex night storage heater.

BEDROOM TWO

9'5" x 10' (2.87m x 3.05m)

Wall mounted convector heater. Double glazed window.

BATHROOM

Panelled bath with electric shower over (not in Service). Low level WC, vanity wash basin and towel rail/radiator. Double glazed window. Electric fan heater on wall. Shaver/light point.

OUTSIDE

Large communal gardens surround the bungalow. Located to the side and rear of the property there is communal parking, offered on a first come first use basis.

TENURE

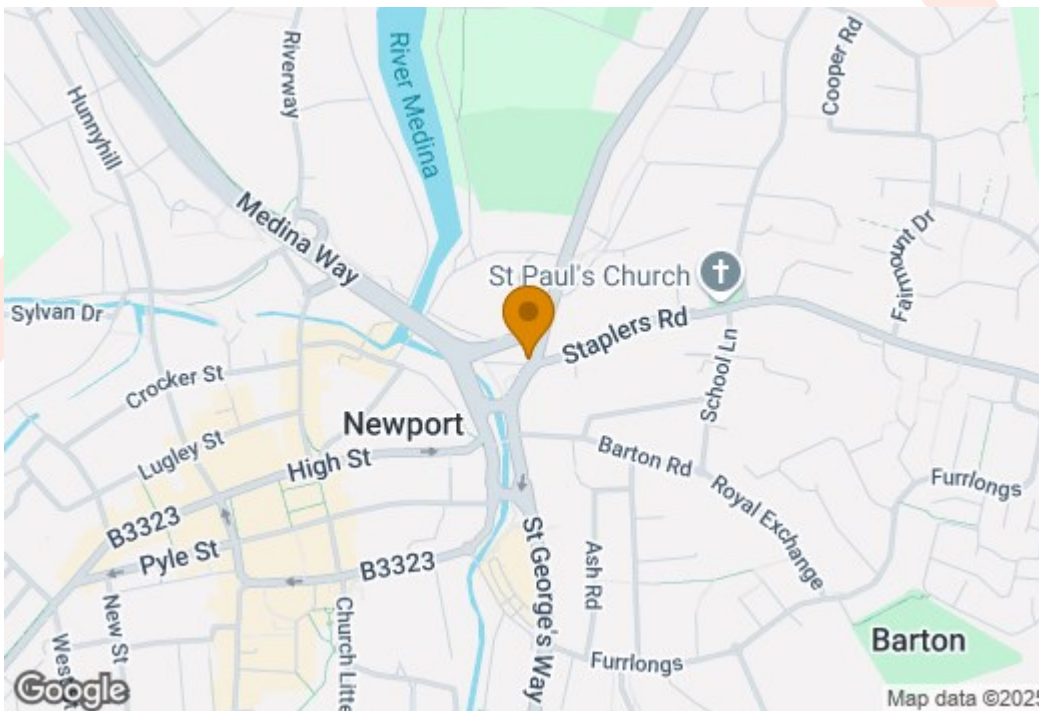
This property is Leasehold from 1988 with 962 years remaining on the lease. Peppercorn Ground rent. Maintenance fees, £543.07 per quarter. This includes garden maintenance, window cleaning, buildings insurance and some maintenance, this is to be confirmed by the management company. There is a yearly amount within this service charge which goes to the reserve fund. Currently £200 PA. Cameron Chick Property Management look after the management. Council tax band C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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) A		80
(81-91) B		
(69-80) C		56
(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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