



**MARVINS**  
ESTATE AGENTS



**154 SYLVAN DRIVE, NEWPORT, PO30 5EG**

**£320,000**

A semi detached three bedroom town house located in this popular residential position. The accommodation is over three floors. At ground floor level there is a Kitchen and Lounge to the rear with French Doors to the garden. First floor level has two double Bedrooms and family Bathroom and the top floor offers a Master Bedroom with Dressing Room/Area and En-Suite Shower Room. To the side of the property there is a garage. Gas central heating and double glazing is installed. An ideal family home, convenient to schools and Newport town. Viewing by appointment.

**COWES OFFICE**

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## GROUND FLOOR

Double glazed entrance door into:

### HALLWAY

Built in storage cupboard. Radiator. Stairs to upper floors off. Doors to:

### CLOAKROOM

2'10 x 6'2 (0.86m x 1.88m)

Double glazed window to front. White suite comprising low level WC, vanity washbasin. Radiator. Wood effect vinyl flooring.

### KITCHEN

11'11 x 7'7 (3.63m x 2.31m)

Double glazed window to front. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink with chrome mixer tap over. Gas hob with extractor fan over and electric oven below. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Radiator. Wood effect vinyl flooring.

### LOUNGE/DINER

15'4 x 14'7 max (4.67m x 4.45m max)

Double glazed windows and French doors leading out to rear garden. Built in understairs storage cupboard. Radiator. Feature fireplace. Carpeted flooring.

## FIRST FLOOR

### LANDING

Radiator. Built in storage cupboard. Stairs to upper floor off. Doors to:

### BEDROOM ONE

11' x 14'6 (3.35m x 4.42m)

Two double glazed windows to front. Radiator. Carpeted flooring.

### BEDROOM TWO

14'7 x 8'11 (4.45m x 2.72m)

Two double glazed windows to rear. Radiator. Carpeted flooring.

### BATHROOM

7'1 x 7'9 (2.16m x 2.36m)

White suite comprising panelled bath with chrome mixer tap. Low level WC. Pedestal washbasin. Partly tiled walls. Radiator. Vinyl flooring.

## SECOND FLOOR

### MASTER BEDROOM

Double glazed window to front. Radiator. Carpeted flooring. Archway to:

### DRESSING AREA

9'11 x 3'7 (3.02m x 1.09m)

Velux window to rear. Built in storage cupboard housing boiler. Built in wardrobes. Radiator. Access to loft. Door to:

## SHOWER ROOM

6'3 x 8'6 (1.91m x 2.59m)

Velux window to rear. White suite comprising enclosed shower unit with chrome shower attachment. Low level WC. Pedestal washbasin. Partly tiled walls. Radiator. Vinyl flooring.

## OUTSIDE

To the front of the property is a paved driveway leading to garage. Small front garden laid mainly to lawn with shrubs. To the rear of the property is an enclosed garden laid mainly to lawn with paved patio area. Rear access to garage.

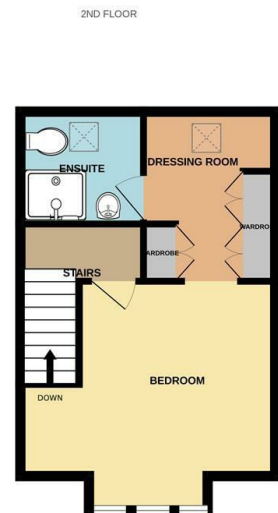
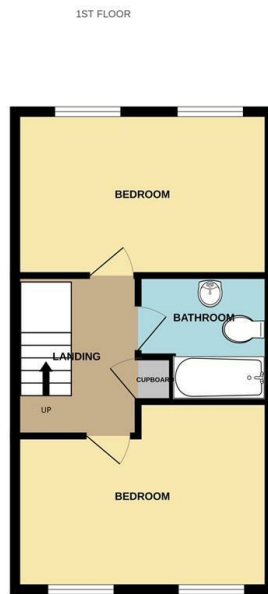
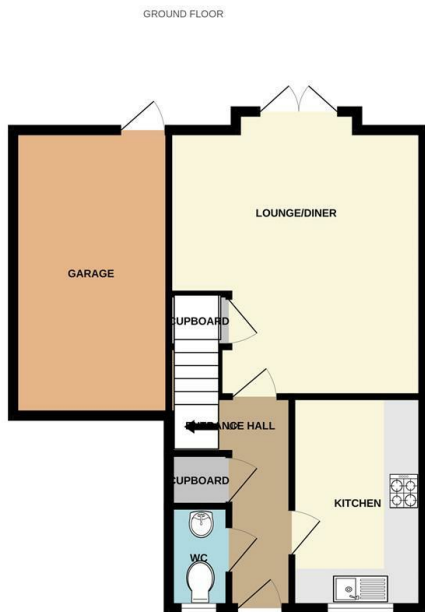
## TENURE

This property is Freehold. Council tax band C.

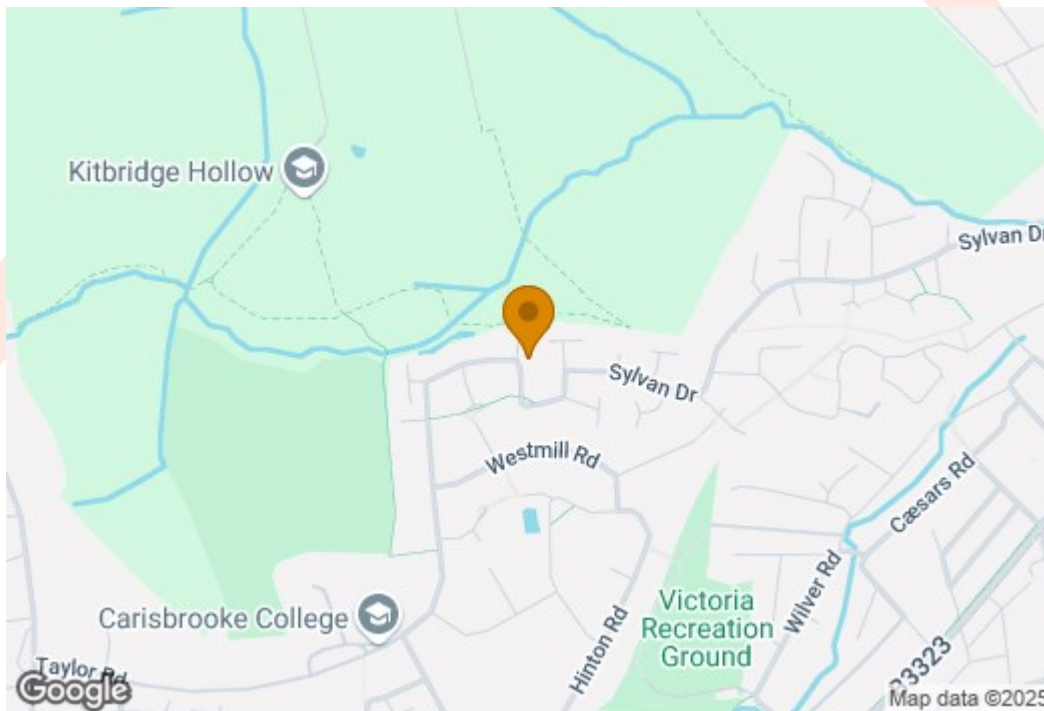








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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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