



MARVINS
ESTATE AGENTS



52 MEDINA AVENUE, NEWPORT, PO30 1EL

£245,000

Located on popular Medina Avenue in Newport, this substantial Victorian home offers a delightful blend of character and modern convenience. With 4/5 well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

The location is particularly advantageous, being conveniently situated near a bus station and just a short stroll from the vibrant heart of central Newport including Marks and Spencer and Morrisons supermarkets. Residents will find themselves within walking distance of a variety of local amenities, including shops cafes, and parks, making daily life both easy and enjoyable.

The property boasts an easy-to-maintain garden, providing a lovely outdoor space for relaxation or entertaining. This Victorian home is ready for you to move in, allowing you to settle in without delay. Gas heating and double glazing is installed. Public parking is available close by as well as on the road. Don't miss the opportunity to make this spacious house your new home.

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52 MEDINA AVENUE, NEWPORT, ISLE OF WIGHT PO30 1EL

Covered Entrance Porch and double glazed front door to:

ENTRANCE HALL

Stairs to upper floor off. Radiator.

LOUNGE

10'1" x 13'11" max in to bay (3.07m x 4.24m max in to bay)

Double glazed window. Radiator.

DINING ROOM

9'11" x 12'6" (3.02m x 3.81m)

Radiator. Double glazed window. Opening to:

KITCHEN

12'11" x 8'4" (3.94m x 2.54m)

Range of fitted floor and wall cupboards. Solid wood work tops. Under eaves storage cupboard. Stainless steel sink unit with mixer tap over. Gas cooker point. Plumbing for washing machine. Space for tumble dryer. Built in tall shelved cupboard. Door to:

REAR LOBBY

Double glazed door to garden.

BATHROOM

Shaped panelled bath with shower over. Low level WC and vanity wash basin. Tiled walls. Double glazed window. Towel rail/radiator.

FIRST FLOOR LANDING

Stairs to upper floor off.

BEDROOM ONE

13'7" x 13'11" in to double glazed bay window (4.14m x 4.24m in to double glazed bay window)

Radiator.

BEDROOM TWO

7'7" x 11'3" (2.31m x 3.43m)

Radiator. Double glazed window. Built in cupboard.

SEPARATE WC

With wash basin and cupboard housing Worcester boiler. Radiator. Double glazed window.

BEDROOM THREE

10'6" x 8'6" (3.20m x 2.59m)

Radiator. Folding door to:

BEDROOM FOUR

8'2" x 6'10" (2.49m x 2.08m)

Radiator. Double glazed window.

TOP FLOOR ATTIC/BEDROOM 5

12'8" x 10' (3.86m x 3.05m)

Two velux windows. Under eaves storage. Electric convector heater.

OUTSIDE

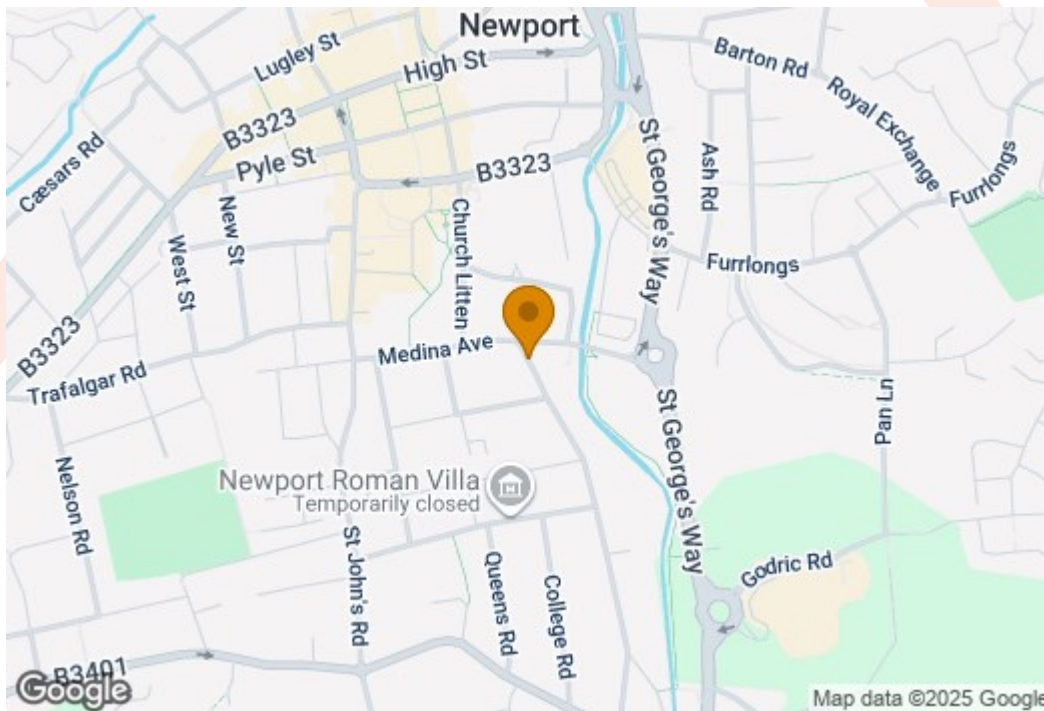
Gated side access to enclosed rear garden with paved patio, Decked area and timber garden store.

TENURE

This property is Freehold. Council tax band C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
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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