

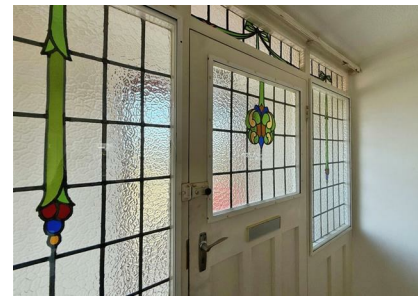
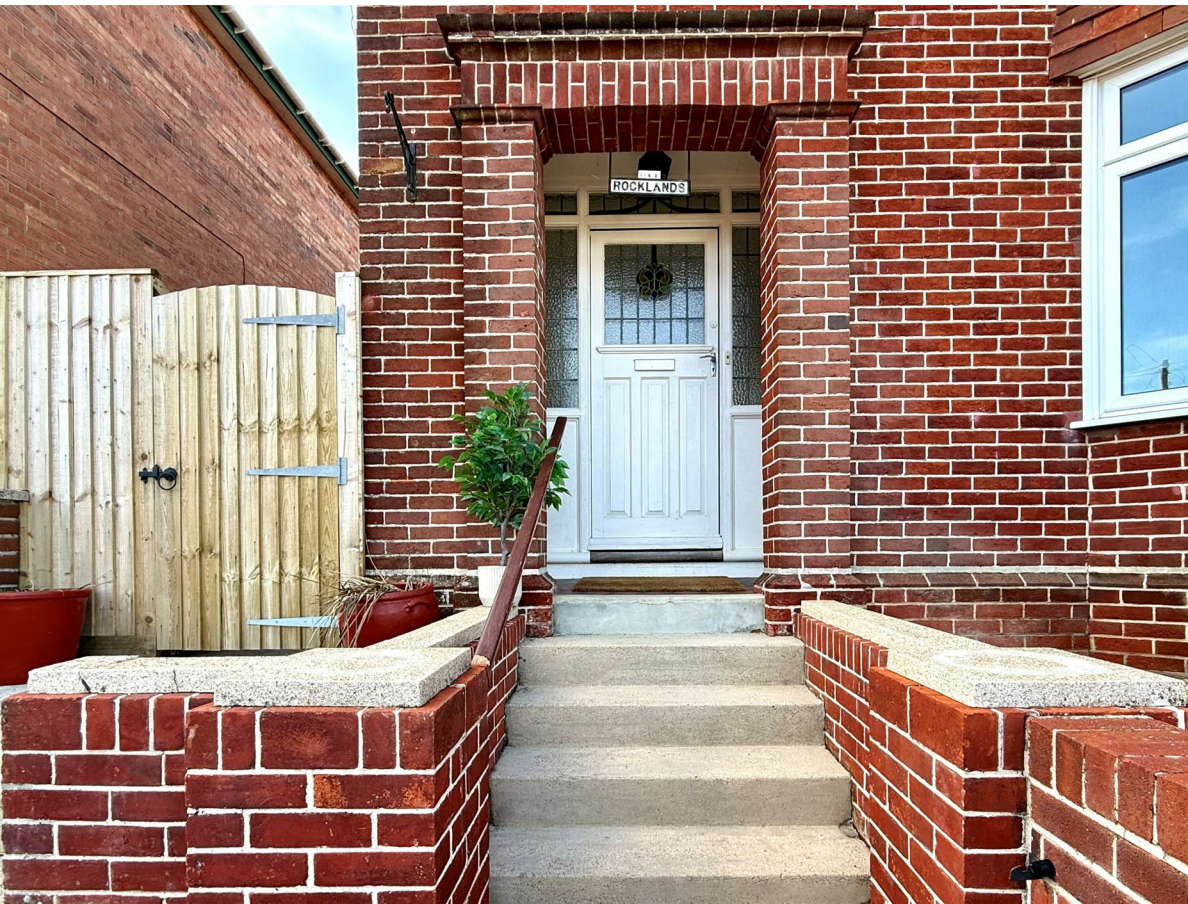
114a Medina Avenue, Newport, PO30 1HG

Asking Price £385,000

EPC Rating: D Council Tax Band: D

**ELLIOTT  
LINCOLN**  
ESTATE AGENTS & ASSOCIATES

*Reassuringly familiar, refreshingly new*



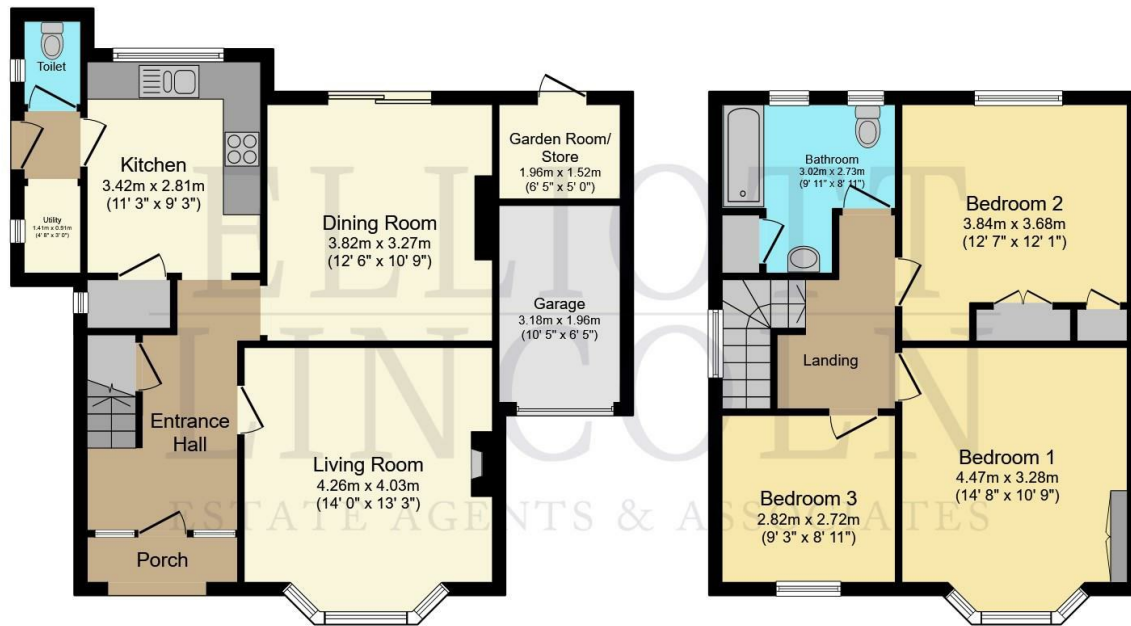
Tucked away in the heart of Newport, this beautifully renovated detached family home blends period charm with modern comfort, offering a wonderful balance of character, practicality and lifestyle appeal. From the storm porch, stained-glass entrance door, bay windows and ceiling roses, through to the smart new kitchen and bathroom, fresh flooring and décor, and efficient air source heat pump, the property has been thoughtfully updated throughout.

Outside, the home offers a real surprise: an incredibly mature, colour-packed enclosed garden, providing a secure and private outdoor space that feels worlds away from town-centre life. A gated entrance adds further privacy and convenience, while the property also benefits from a spacious garage and on-road parking. There is off-road parking via the driveway, although it is on the narrower side and may offer potential to be slightly widened, subject to suitable builder advice.

The location is another key feature, enjoying a semi-rural feel on the boundary with Shide and close to the cycle path.

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**Ground Floor**  
Floor area 67.0 sq.m. (721 sq.ft.)

**First Floor**  
Floor area 51.0 sq.m. (549 sq.ft.)

Total floor area: 118.0 sq.m. (1,270 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	