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wright estate agency



£189,950

6A Royal Exchange, Newport, Isle of Wight, PO30 2HN





















Set in the popular area of Royal Exchange, Newport, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, comfortable reception room and a kitchen/ diner, the property offers a warm and inviting atmosphere, perfect for creating a home.

The house boasts a cleverly designed layout that maximises space, making it feel deceptively spacious. The kitchen is functional and well-equipped, providing a lovely area for culinary adventures. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, you will find both front and rear gardens, ideal for enjoying the fresh air or tending to your plants. The rear garden also gives access to the off-road parking for two vehicles, a valuable asset in this area.

Families will appreciate the proximity to both primary and secondary schools, making the morning school run a breeze. This property is not just a house; it is a wonderful opportunity to establish roots in a friendly community.

In summary, this mid-terrace house in Royal Exchange is a perfect first-time buy, offering comfort, convenience, and a lovely outdoor space. Do not miss the chance to make this charming property your new home.

The home is a 5 minute drive from the town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Venture a little further to find the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages.

Hall

Kitchen/ diner	14'10" x 8'7"
Lounge	14'5" x 11'10"
First floor - Landing	
Bedroom 1	16'6" x 8'7"
Bedroom 2	9'6" x 6'10"
Bathroom	9'7" x 4'7"

Outside
The property has a patio front garden with some shrubs. The rear garden is low maintenance and is laid to decorative shingle, decking area, timber shed and gated access leading to the parking.

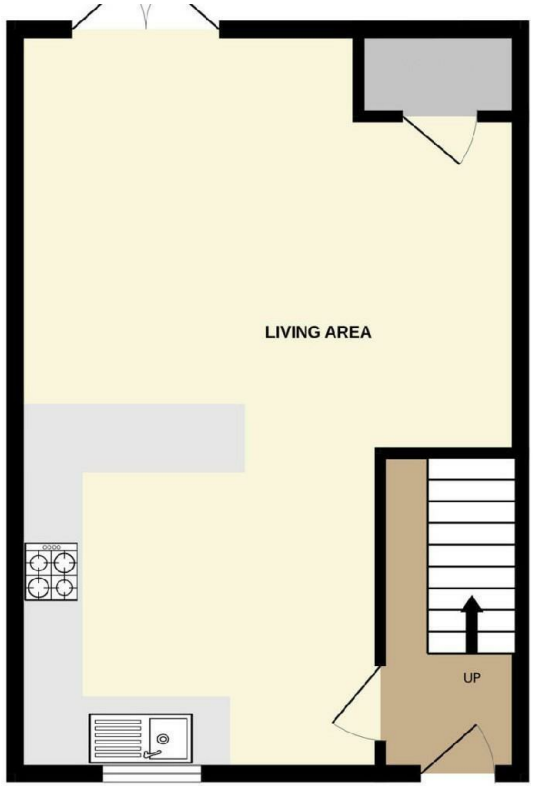
Parking
To the rear of the property there is an allocated parking space for two cars.

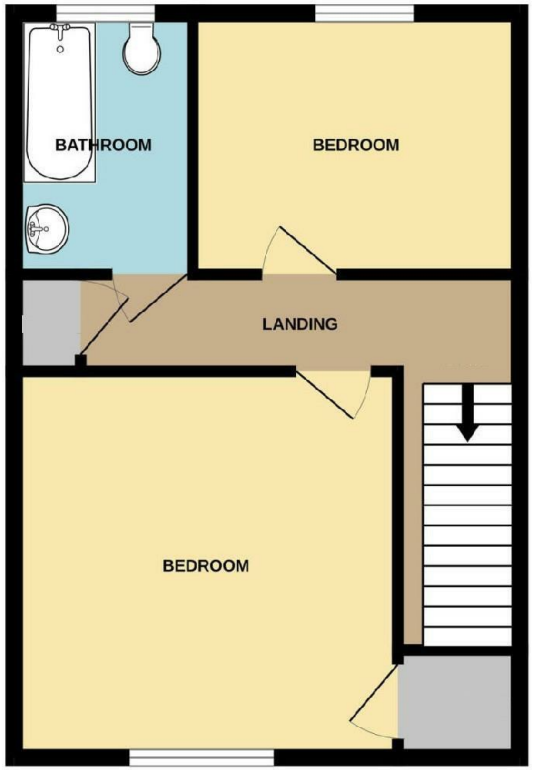
Council Tax
Band B

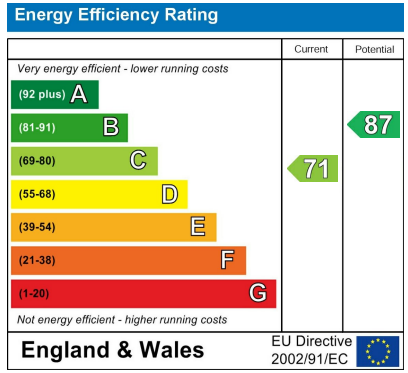
Tenure
Freehold

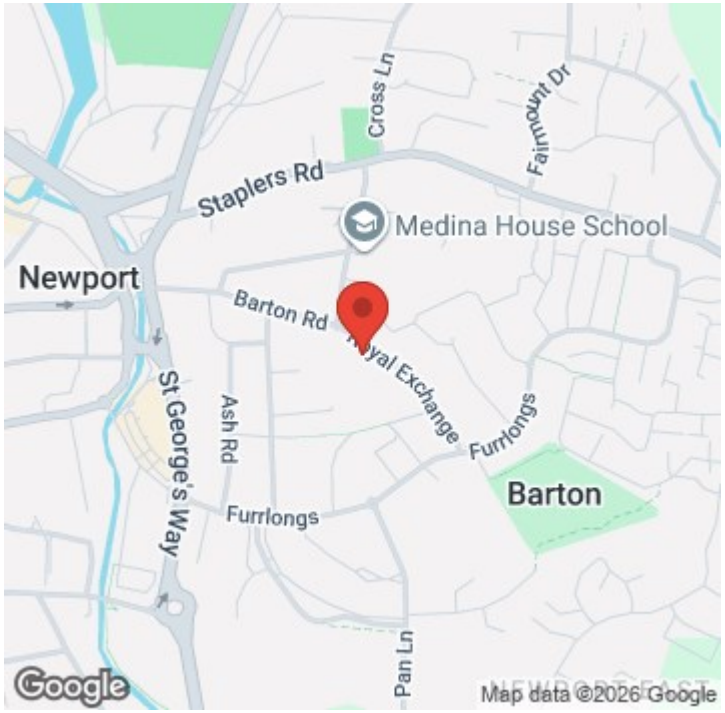
Services
Mains water, drainage, electric and gas.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.









Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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