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wright  
estate agency



**£230,000**

39b Crocker Street, Newport, Isle of Wight, PO30 5DB

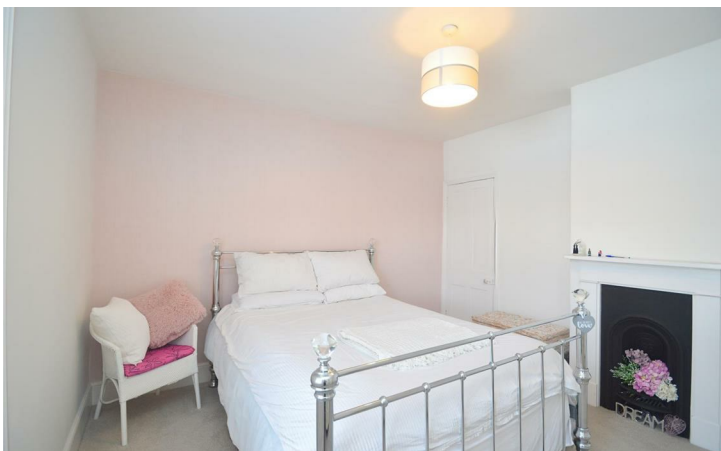




Set along Crocker Street in the charming town of Newport this immaculate end-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned reception rooms, this home offers ample space for both relaxation and entertaining. The property features two comfortable double bedrooms, making it ideal for small families or couples seeking a peaceful retreat.

The shower room is thoughtfully designed, ensuring convenience and comfort for everyday living. The kitchen, utility room and cloakroom wc completes this stunning home. One of the standout features of this property is the off-road parking, accommodating up to two vehicles, a rare find in such a central location.

The garden is a delightful addition, providing a sunny outdoor space perfect for enjoying the fresh air or tending to your plants. A workshop is also included, offering a fantastic area for hobbies or additional storage.



Situated close to local schools and the vibrant town centre, this home is perfectly positioned for those who appreciate easy access to amenities and community life. This property truly embodies the essence of comfortable living in a desirable location, making it a must-see for anyone looking to settle in Newport.

The home is a two minute walk 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.



**Hallway**

**Lounge** 14'3" x 9'6"

**Dining Room** 12'6" x 11'0"

**Kitchen** 10'3" x 6'8"

**Utility Room** 12'0" x 6'3"

**Cloakroom wc** 4'5" 2'10"

**First Floor - Landing**

**Bedroom 1** 12'9" x 11'6"

**Bedroom 2** 12'7" x 11'1"

**Shower Room** 10'4" x 6'7"

**Off Road Parking**

There are two off road parking spaces within the garden located at the rear of the property.

**Garden**

The garden has several areas to enjoy. There is a patio area with gated access leading to the front. additional hardstanding area with wildflower shrubs, enclosed hardstanding which is private and workshop.

**Tenure**

Freehold

**Council Tax**

Band B


**Services**

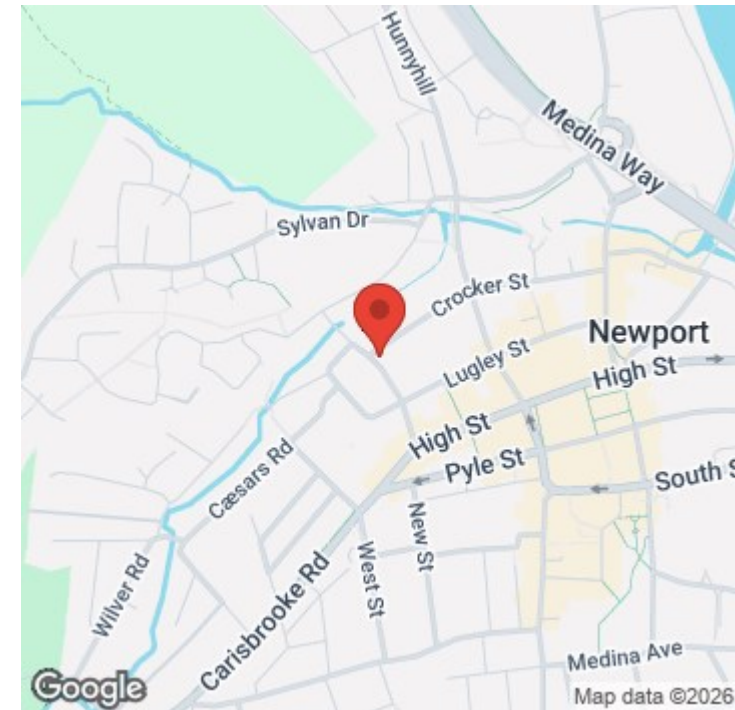
Mains water, drainage, gas and electric

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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