



# Spring Walk

Newport  
£220,000



Lancasters

Conveniently located on the outskirts of Newport. Family home offering plenty of space. 3 bedrooms and large reception the property has a good size rear garden and also offers the potential for off street parking with the necessary permissions. Complete with owned solar panels and air source heating.



### 3 Bedroom Semi Detached House

**Porch**

Upvc porch and entrance.

**Hall**

Central hall with stairs to first floor and storage under.

**Lounge/Diner** 20' 6" x 10' 2" (6.26m x 3.1m)

A large front to back main reception with sliding patio doors at the rear into a conservatory. Large front aspect window over looking the close.

**Kitchen** 10' 11" x 8' 4" (3.32m x 2.53m)

Arranged with a series of floor and wall mounted storage units and contrasting counter tops. Integrated hob and cooker. Space and plumbing for additional white goods.

**Conservatory** 11' 9" x 7' 3" (3.57m x 2.2m)

Handy, additional space - great for storage or area for a tumble dryer. Access out to the garden.

**First Floor**

**Bedroom 1** 9' 10" x 9' 2" (3.0m x 2.8m)

A front aspect double bedroom.

**Bedroom 2** 9' 5" x 8' 10" (2.88m x 2.69m)

A rear aspect double bedroom.

**Bedroom 3** 8' 4" x 6' 6" (2.55m x 1.97m)

A rear aspect double bedroom, currently used as a dressing room.

**Outside**

The property is set back from the street with a large front garden - this could be a fantastic space for off street parking (subject to the necessary permissions) - At the rear is a good size garden with lawn and patio. Side gated access.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

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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Tenure: Freehold  
Council: C  
EPC: D



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