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wright  
estate agency



**£175,000**

20 Terrace Road, Newport, Isle of Wight, PO30 1EE





Located on Terrace Road in Newport, this spacious end of terrace family house presents an excellent opportunity for those seeking a home to make their own. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, and spacious kitchen there is plenty of room for a growing family or for those who simply desire extra space. Externally the rear garden is low maintenance and ideal to enjoy those Al Fresco evenings. Please note that a small proportion of the property is single skin therefore purchasers with a higher mortgage to deposit ratio are unlikely to obtain a suitable mortgage deal. Please speak to our office regarding mortgage companies that may consider single skin.

The house features one bathroom, which, while functional, offers the potential for modernisation to suit your personal taste. The property is chain free, allowing for a smooth and straightforward purchase process.

One of the standout features of this home is its prime location. It is within walking distance to a lovely recreational ground, perfect for leisurely strolls or family outings, as well as being conveniently close to the town centre, where you can find a variety of shops, cafes, and amenities.



This property is a blank canvas, ready for you to infuse your style and preferences, making it an ideal choice for those looking to invest in a home that they can truly personalise. Don't miss the chance to view this promising property and envision the possibilities it holds for you and your family.

This home is set in an ideal situation that is convenient for the local schools, churches and of course Newport town offering many supermarkets, shops and facilities. The multi-screen cinema is on the edge of town with many eateries around offering a range of foods from simple to exotic. The town also has the Isle of Wight College, Medina and the Apollo Theatres and a good range of entertainment both during the day and evening.



|                              |                |
|------------------------------|----------------|
| <b>Hallway</b>               |                |
| <b>Lounge</b>                | 14'11" x 11'1" |
| <b>Dining Room</b>           | 12'5" x 9'1"   |
| <b>Kitchen</b>               | 13'10" x 8'11" |
| <b>Store Room</b>            | 5'10" x 4'9"   |
| <b>First Floor - Landing</b> |                |
| <b>Bedroom 1</b>             | 15'1" x 12'0"  |
| <b>Bedroom 2</b>             | 12'4" x 9'2"   |
| <b>Bedroom 3</b>             | 9'0" x 7'6"    |
| <b>Bathroom</b>              | 6'3" x 5'9"    |

**Outside**  
The front garden has a decorative path with flower borders either side. The rear garden is fully enclosed and low maintenance.

**Tenure**  
Freehold

**Council Tax**  
Band B

**Services**  
Confirmed gas, water, electric and drainage.

**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>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>67</b> |                                                                                                             |
| (39-54) <b>E</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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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