

eastcoves@wright-iw.co.uk

wright
estate agency



£175,000

105 & 105a Hunnyhill, Newport, Isle of Wight, PO30 5HN





Set within the charming area of Hunnyhill, Newport, this end-terrace house presents a unique opportunity for both investors and families alike. Currently configured as two separate apartments, this property holds the potential to be converted back into a single dwelling, offering versatility to suit your needs.

If converted back into 1 dwelling the accommodation would comprise, two spacious reception rooms, three bedrooms, kitchen, two bathrooms and utility room ample space for comfortable living.

One of the standout features of this home is the good-sized garden, it requires landscaping but has the potential to be a delightful outdoor space for relaxation, gardening, or play. The property is chain-free, allowing for a smooth and efficient purchase process.



Situated within walking distance to the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. This prime location combines the tranquillity of suburban living with the convenience of urban life.

Whether you are looking to invest or seeking a family home, this property in Hunnyhill offers a fantastic opportunity to create a space that truly reflects your lifestyle. Do not miss the chance to explore the potential this end-terrace house has to offer.

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.



Apartment 105

Hall

Lounge 11'10" x 10'7"

First Floor

Kitchen 11'9" x 7'3"

Bedroom 11'6" x 10'8"

Bathroom 6'2" x 7'10"

Attic Room 12'9" x 11'11"

Apartment 105a

Access via side entrance

Lounge/ Kitchenette 14'3" x 11'5"

Stairs Down to

Bedroom 10'10" x 10'1"

Utility Area 7'8" x 5'11"

Bathroom 6'8" x 5'8"

Outside

Small front garden ideal for refuse bins. The rear garden is a good size, it has a patio and garage at the bottom of the garden. Please note there is no vehicle access to the garage.

Council Tax

105 Hunnyhill is Band A 105a Hunnyhill is Band A

Tenure

Freehold

Services

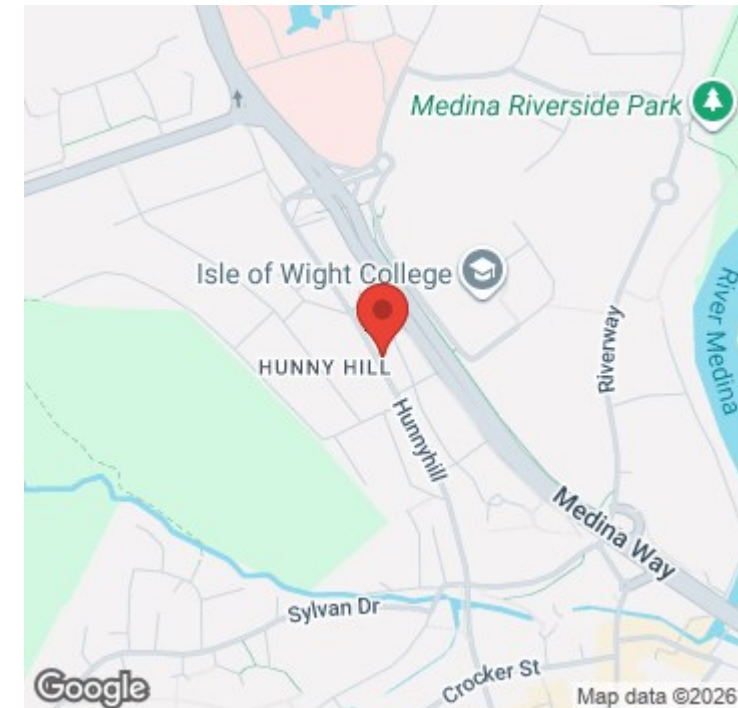
Mains water, drainage, gas and electric

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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
 Phone: 01983 281010
 Email: eastcowes@wright-iw.co.uk

wright
 estate agency