



Albany Road | | Newport | PO30 5JE

Asking Price £270,000



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Situated on the outskirts of Newport Town Centre, this charming Semi Detached house offers a perfect blend of comfort and convenience, being a short walking distance to the town centre and St Mary's Hospital. With three well-proportioned bedrooms, this property is ideal for families, first time buyers or those seeking extra space. The house has been newly-refurbished throughout alongside new double glazing within the last four years and is a must view!

This well-presented home comprises open-plan living space with good-sized living room, dining room and modern-fitted kitchen. Downstairs you also benefit from a bathroom with separate bath and shower, alongside a utility room.

Upstairs you have three generously-sized bedrooms and separate WC.

- 3 SPACIOUS BEDROOMS
- NEWLY REFURBISHED THROUGHOUT
- CLOSE TO TOWN CENTRE & AMENITIES
- DRIVEWAY
- RECENT DOUBLE GLAZING THROUGHOUT
- STUNNING THROUGHOUT!

#### Porch

#### Inner Hall

4'3" x 12'3" (1.29 x 3.74)

This hallway provides a practical entrance and connects the porch to the living room and the staircase leading upstairs, ensuring smooth circulation throughout the ground floor.

#### Living Room

12'3" x 13'5" (3.73 x 4.08)

This living room offers a welcoming space with ample room for comfortable seating and relaxing, it has a good sized double glazed window to the front with a radiator. It leads seamlessly into the dining room, creating an open-plan feel that is perfect for entertaining or family meals.





### Dinning Room

10'8" x 10'9" (3.24 x 3.28)

The dining area comfortably fits a table for six and flows naturally into the kitchen, making meal preparation and serving both convenient and sociable. This room leads to the Kitchen:

### Kitchen

7'4" x 10'12" (2.23 x 3.35)

The kitchen is thoughtfully designed to maximise space and efficiency, featuring a generous counter area with a sink positioned beneath a large double glazed window, perfect for natural light. It connects to a separate utility or storage area, enhancing practicality for daily chores and storage needs.

### Utility Area

7'3" x 5'1" (2.21 x 1.56)

It connects to a separate utility or storage area, enhancing practicality for daily chores and storage needs. This gives access to the rear garden through a double glazed door.

### Bathroom

10'8" x 6'8" (3.24 x 2.04)

The bathroom on this floor is well-appointed with a freestanding bathtub, separate shower cubicle, toilet, and wash basin, arranged to offer both comfort and privacy, it has a double glazed window and towel rail radiator.

### First Floor Landing

Loft hatch access. Storage Cupboard. Doors off to:

### Bedroom One

13'7" x 10'11" (4.14 x 3.32)

The first bedroom is spacious, with ample room for a double bed, and a radiator. A double glazed window allows for natural light to fill the room, creating a restful environment.

### Bedroom Two

9'3" x 10'12" (2.81 x 3.35)

The second bedroom also accommodates a double bed and space for a desk and chair, ideal for study or work. The layout allows flexibility for various uses while maintaining a cosy atmosphere.

### Bedroom Three

10'6" x 6'8" (3.2 x 2.04)

A smaller bedroom situated near the staircase, furnished with a single chair and desk at the moment, has a double glazed window overlooking the rear and a radiator. Offering a quiet space that can serve as a child's bedroom, guest room, or study.

### Separate WC

3'6" x 5'10" (1.07 x 1.79)

Low level WC. Pedestal wash hand basin.

### Outside

Front:

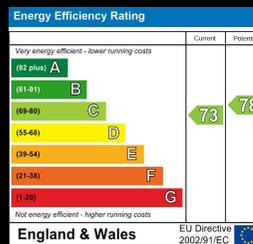
Private driveway allowing space for one car, and an extra on-road space in front of.

Rear:

Enclosed rear garden, part laid to patio and rest laid to lawn



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