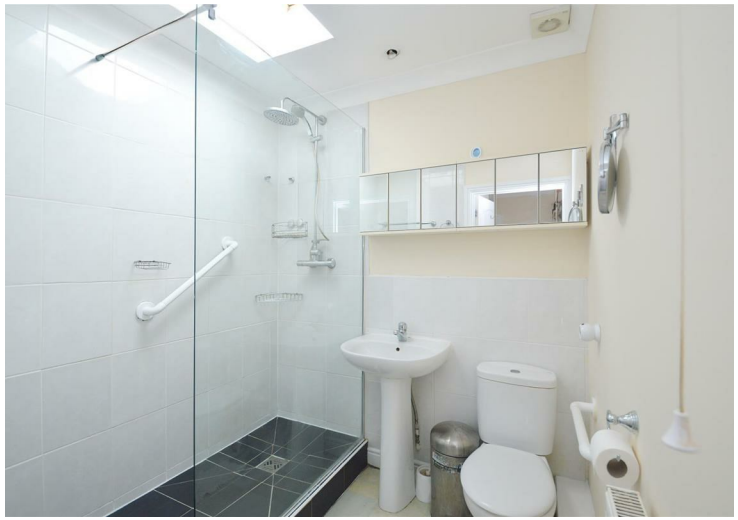
eastcowes@wright-iw.co.uk

wright estate agency



£260,000

25 Ash Road, Newport, Isle of Wight, PO30 2AQ





















Nestled on Ash Road in Newport, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. The property boasts three generously sized bedrooms, making it ideal for families or individuals who desire extra space. The well-appointed reception room and modern kitchen offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

The bungalow features a modern bathroom and a delightful conservatory that invites natural light, creating a warm and inviting space to enjoy throughout the year. The garden provides a lovely outdoor area, ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

One of the standout features of this property is the off-road parking, which is a rare find in the area. Being chain-free, this home is ready for immediate occupancy, making it an attractive option for retired or semi-retired applicants looking to downsize without the hassle of a lengthy chain.

Conveniently located within walking distance to local schools, shops, and bus routes, this bungalow offers both peace and accessibility. Whether you are looking to settle down in a serene environment or seeking a practical home close to essential amenities, this property is sure to meet your needs. Don't miss the chance to make this delightful bungalow your new home.

The home is a 5 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.

Hallway	
Lounge	12'4" x 10'10"
Kitchen	9'11" x 8'2"
Conservatory	10'11" x 9'11"
Bedroom 1	12'8" x 8'9"
Bedroom 2	10'8" x 9'6"
Bedroom 3	10'2" x 8'4"
Shower room	6'5" x 6'1"

Parking
To the front of property there is driveway which provides off road parking.

Outside
The low maintenance rear garden has a private patio area, lawn area, some shrubs, hardstanding for shed and gated access to the front.

Council Tax
Band B

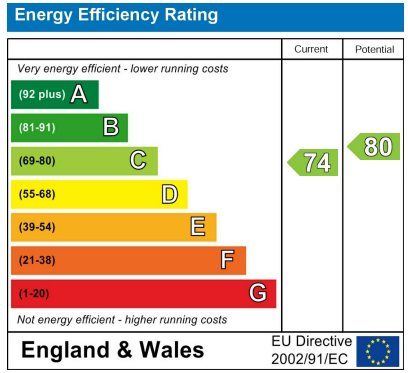
Tenure
Freehold

Services
Confirmed Gas, electric, water 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





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