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wright
estate agency



£220,000

13 Mill Street, Newport, Isle of Wight, PO30 5DD





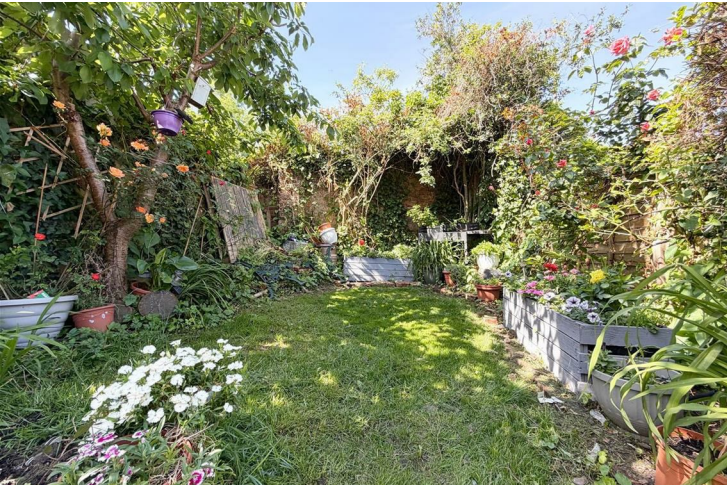
Located on the charming Mill Street in Newport, this delightful terraced house presents an excellent opportunity for both families and first-time buyers. With its inviting layout, the property boasts three spacious reception rooms and kitchen providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household.

This home is perfectly suited for family living, with local schools and essential amenities just a stone's throw away, ensuring that everything you need is within easy reach. The sunny rear garden is a wonderful feature, ideal for enjoying warm afternoons or hosting gatherings with friends and family .For those with vehicles, permit parking is conveniently located nearby, ensuring that parking is never a hassle.



Additionally, the property includes a versatile attic room, which can be transformed into a study, playroom, or extra storage space, catering to your individual needs. This charming home on Mill Street is not just a property; it is a place where memories can be made. Don't miss the chance to make it your own.

The home is a 2 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, village amenities including a convenience store, health centre and pharmacy, restaurants and schools for all ages.



Hallway	
Lounge	14'4" x 10'4"
Dining Room	12'0" x 10'10"
Kitchen	11'1" x 8'7"
Reception Room	9'5" x 8'6"
First Floor - Landing	
Bedroom 1	13'8" x 11'8"
Bedroom 2	10'8" x 8'3"
Bathroom	11'1" x 8'6"
Attic Room	13'6" x 10'1"

Outside

The front garden has a small selection of shrubs and decorative bark. The rear garden is a real sun trap. It comprises a good size patio area to enjoy those Al Fresco get togethers, lawn area and mature trees and shrubs.

Tenure

Freehold

Council Tax

Band B

Services

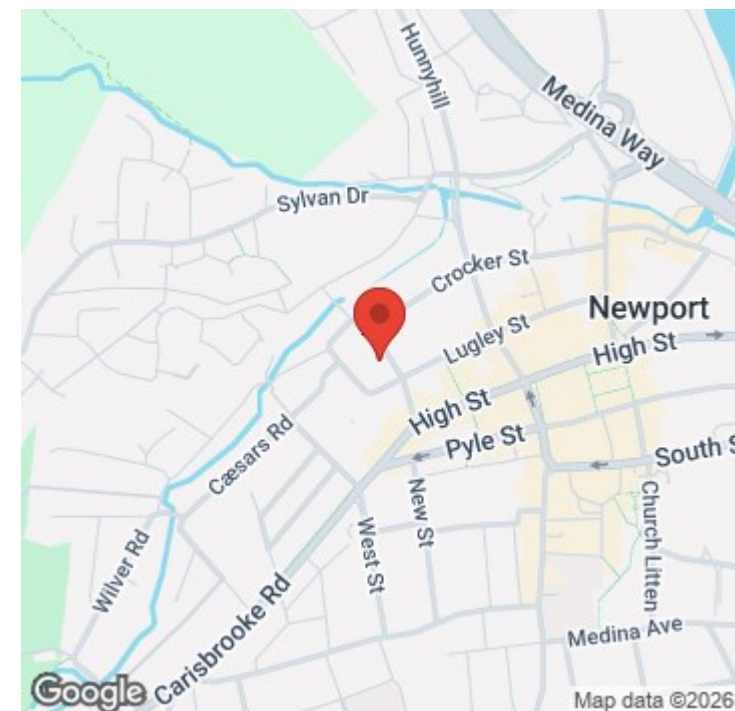
Mains water, drainage, gas and electric

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 fitments, 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		
(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.

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