



Westminster Lane | | Newport | PO30 5ZF

Asking Price £240,000



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Conveniently located close to local amenities and schools, this well-presented three-bedroom semi-detached house offers spacious and practical accommodation throughout. The property comprises a generous lounge/dining room, modern fitted kitchen, and downstairs WC. Upstairs there are two well-proportioned double bedrooms, a third bedroom, and a modern fitted bathroom.

Externally, the property benefits from an enclosed rear garden, a small front garden area, and an allocated parking space at the front of the property. Additional features include double glazing and gas central heating.

- SEMI-DETACHED HOUSE • 3 BEDROOMS
- CLOSE TO LOCAL AMENITIES
- PRIVATE FRONT PARKING SPACE
- ENCLOSED REAR GARDEN
- DOUBLE GLAZED & GAS CENTRAL HEATING

Living/Dining Room

16'3 x 9'1 (4.95m x 2.77m)

This living area offers a comfortable space to relax or entertain. It features ample space for seating and furniture and benefits from natural light through rear windows and patio doors. These open onto the garden, providing a seamless flow between indoor and outdoor living.

Kitchen

9'9 x 8'9 (2.97m x 2.67m)

The kitchen is well-equipped with a range of pale grey cabinetry, complemented by dark countertops, providing space for everyday kitchen essentials. A window above the sink lets in natural light, enhancing the bright and practical cooking area. It also features a serving hatch through to the living area enhancing the flow of the ground floor.





Bedroom 1

9'4 x 11 (2.84m x 3.35m)

The main bedroom is a restful retreat, spacious enough to accommodate a double bed with bedside storage and additional furniture. Natural light fills the room through a front-facing window, creating a calm and inviting atmosphere. It also benefits from built-in storage adding an extra level of convenience.

Bedroom 2

8'3 x 12'6 (2.51m x 3.81m)

Bedroom 2 is a comfortable bedroom with space for a double bed and additional furnishings. The room benefits from a window that allows natural light to brighten the space, making it a pleasant area for resting or studying.

Bedroom 3

7'6 x 8'9 (2.29m x 2.67m)

Bedroom 3 is a smaller room which would be ideal as a child's bedroom, guest room, or home office. A window provides natural daylight, contributing to a bright space.

Bathroom

6'5 x 6'11 (1.96m x 2.11m)

The main bathroom features a white suite including a bathtub with overhead shower, a toilet, and a wash basin. The walls are partly tiled in white, which complements the clean and fresh décor. A frosted window ensures privacy while allowing natural light to filter in.

Downstairs WC

6'2 x 3'6 (1.88m x 1.07m)

A convenient downstairs WC with a white wash basin and toilet is situated off the hallway. The walls are painted a deep green, adding character to the space, and a window provides ventilation and natural light.

Rear Garden

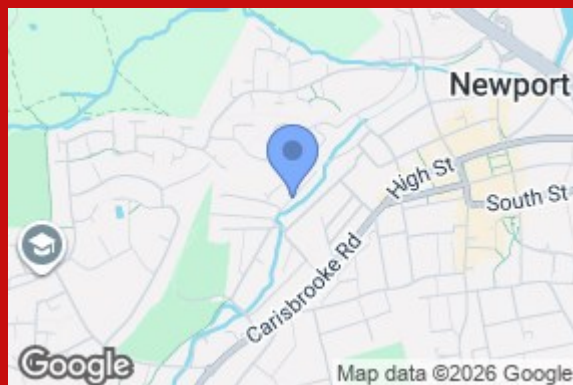
The rear garden is a private outdoor area featuring a lawn bordered by wooden fencing making it secure and manageable. It includes a paved patio area ideal for outdoor dining or relaxing, as well as a garden shed for storage.



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Council Tax Band C EPC Rating C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 74 | 86 |
| (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 | |

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