



Sylvan Drive | | Newport | PO30 5FL

Asking Price £265,000



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Nestled in the charming area of Sylvan Drive, Newport, this end-terrace house offers a perfect blend of comfort and convenience. Built in 1987, the property benefits from a practical layout and a convenient location close to local amenities.

The ground floor features a spacious reception room with plenty of natural light, providing a comfortable living and dining space. Leading off of the living space, the property includes a fitted kitchen that also provides access to the rear garden.

Upstairs, there are three bedrooms, offering flexible accommodation for family living, guests, or home working and a well-appointed bathroom.

As an end-terrace property, the house benefits from additional privacy and outside

- 3 BEDROOMS
- CLOSE TO NEWPORT AMENITIES
- PRIVATE DRIVEWAY & ALLOCATED PRIVATE PARKING SPACE
- END OF TERRACE
- QUIET RESIDENTIAL AREA

Living Room
15'8 x 13'6 (4.78m x 4.11m)

Kitchen
15'8 x 9'10 (4.78m x 3m)

Bedroom 1
11'6 x 9 (3.51m x 2.74m)

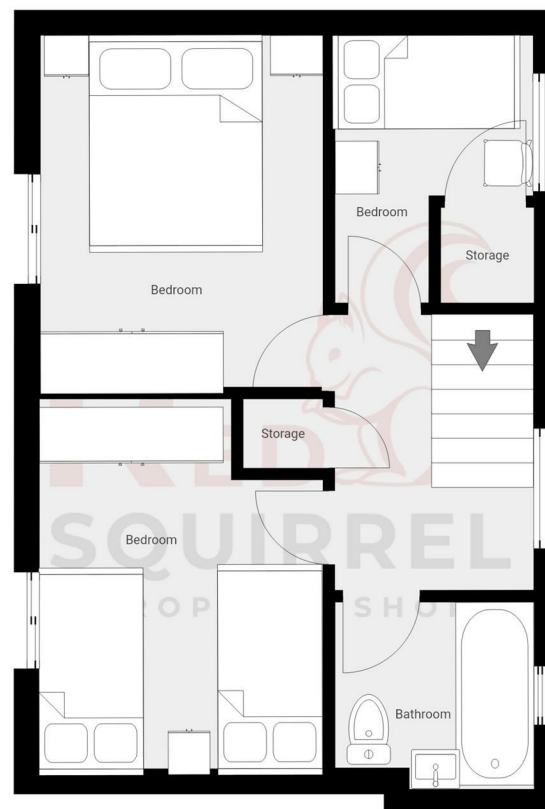
Bedroom 2
9'3 x 9'1 (2.82m x 2.77m)

Bedroom 3
8'6 x 6'4 (2.59m x 1.93m)

Bathroom
5'11 x 6'4 (1.8m x 1.93m)

Rear Garden

Front Exterior



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	

Council Tax Band **C**
EPC Rating

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