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wright  
estate agency



**£249,000**

16 Saxon Close, Newport, Isle of Wight, PO30 2FX





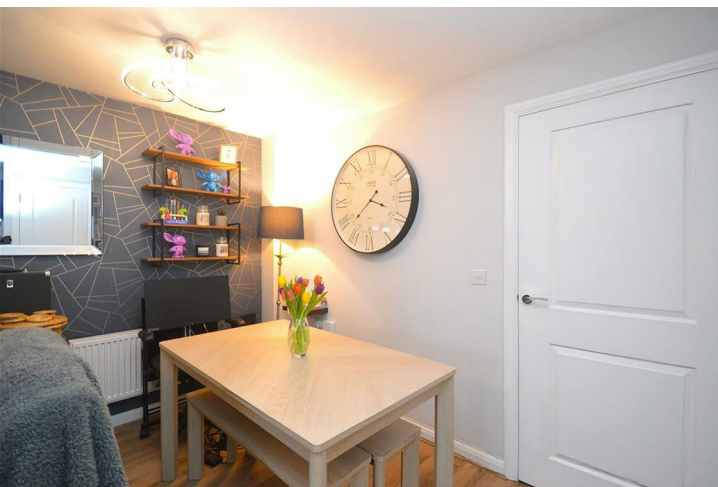
Set in the tranquil cul-de-sac of Saxon Close, Newport, this charming end-terrace house presents an ideal opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for family living. The single reception room is perfect for relaxation and entertaining, providing a warm and inviting atmosphere. The modern kitchen, family bathroom and cloakroom wc completes this lovely home.

One of the standout features of this property is the low maintenance garden, which offers a delightful outdoor space for children to play or for adults to unwind without the burden of extensive upkeep. The property also boasts lovely views over Newport and the surrounding areas, allowing residents to enjoy the beauty of their surroundings from the comfort of their home.

Parking is a breeze with two allocated spaces, making it easy for families with multiple vehicles. The location is particularly advantageous, as it is in close proximity to schools catering to all ages, making the morning school run a simple task.

This property is not just a house; it is a perfect family home that combines comfort, convenience, and a peaceful setting. Whether you are looking to settle down or invest, this residence in Saxon Close is a wonderful choice that should not be missed.

The home is a 5 minute drive 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

Cloakroom wc 5'6" x 2'11"

Lounge/ diner 19'5" x 13'10"

Kitchen 9'9" x 6'9"

#### First floor - Landing

Bedroom 1 13'10" x 9'3"

Bedroom 2 9'7" x 7'7"

Bedroom 3 9'4" x 5'9"

Bathroom 7'1" x 5'8"

#### Parking

Two allocated parking spaces located to the side of the property

#### Garden

The rear garden has a low maintenance feel with patio area, artificial lawn, timber shed and gated access to the rear.

#### Council Tax

Band B

#### Tenure

Freehold

#### Additional Information

Communal Area charge - £180.00 per year for the upkeep of the communal areas.

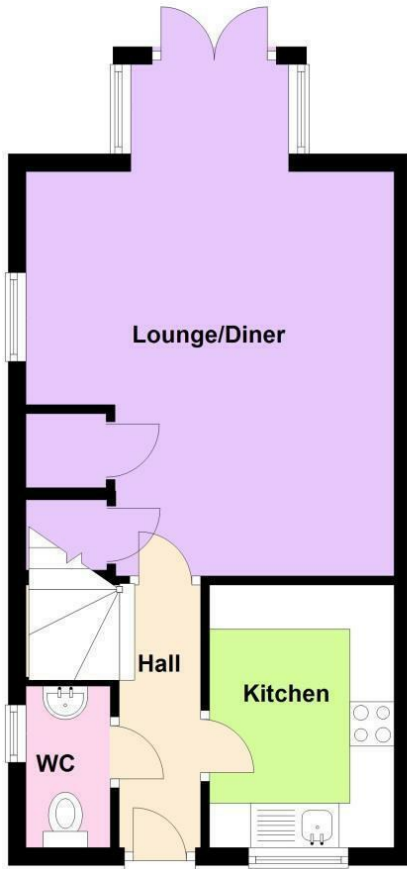
#### Services

Confirmed electric, water, drainage

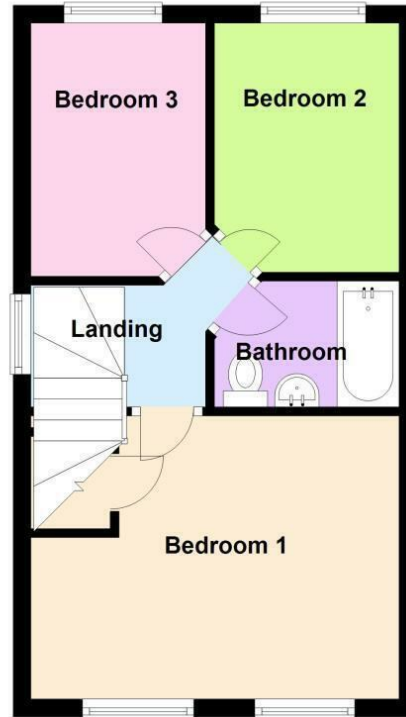
#### Agents Notes


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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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