



**£289,950**

22 Gordon Road, Newport, Isle of Wight, PO30 2EU





Set within the charming cul-de-sac of Gordon Road in Newport, Isle of Wight, this delightful end of 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 two inviting reception rooms provide versatile areas for relaxation and entertainment, making it perfect for both quiet evenings and lively gatherings.

The house boasts a modern bathroom and kitchen and has recently undergone redecoration, complemented by new carpets throughout, ensuring a fresh and welcoming atmosphere. The large garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the serene surroundings. Additionally, the property includes a garage and parking space for up to two vehicles, providing convenience for family and guests alike.



Situated close to schools catering to all ages, this home is perfectly positioned for families looking to settle in a community-oriented area. The property is chain-free, allowing for a smooth and straightforward purchase process. This semi-detached house on Gordon Road is not just a house; it is a perfect family home waiting to be filled with love and laughter. Don't miss the chance to make it yours.

The home is a 10 minute walk from the bustling 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.



Hallway

Lounge 16'8" x 12'1"

Dining Room 12'6" x 8'3"

Kitchen 11'8" x 8'2"

First Floor - Landing

Bedroom 1 15'2" x 12'2"

Bedroom 2 14'5" x 8'3"

Bedroom 3 12'2" x 7'2"

Bathroom 8'2" x 7'6"

Outside

The rear garden is large and mainly laid to lawn. It is enclosed by fencing and hedging and has a selection of mature shrubs and trees. There is also a patio area and gated access to the front.

Parking

The property has an integral garage with up and over door, power and light. There is also a driveway which provides off road parking for 2 cars.

Council Tax

Band C

Tenure

Freehold

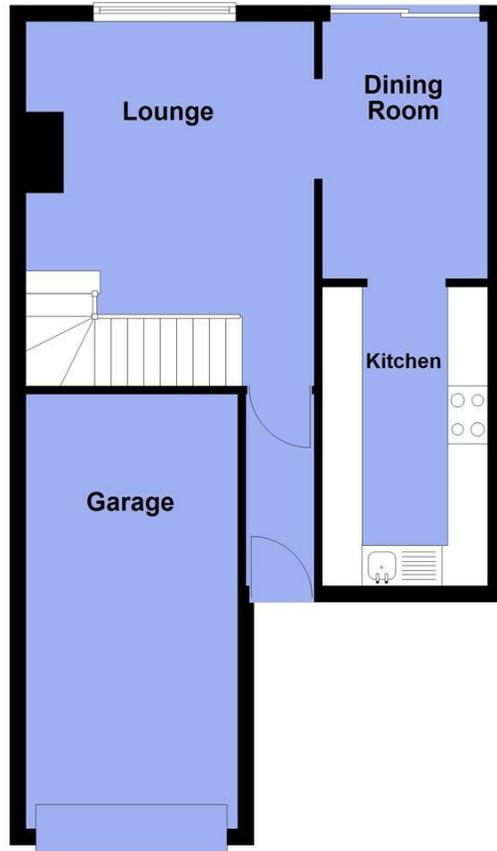
Services

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

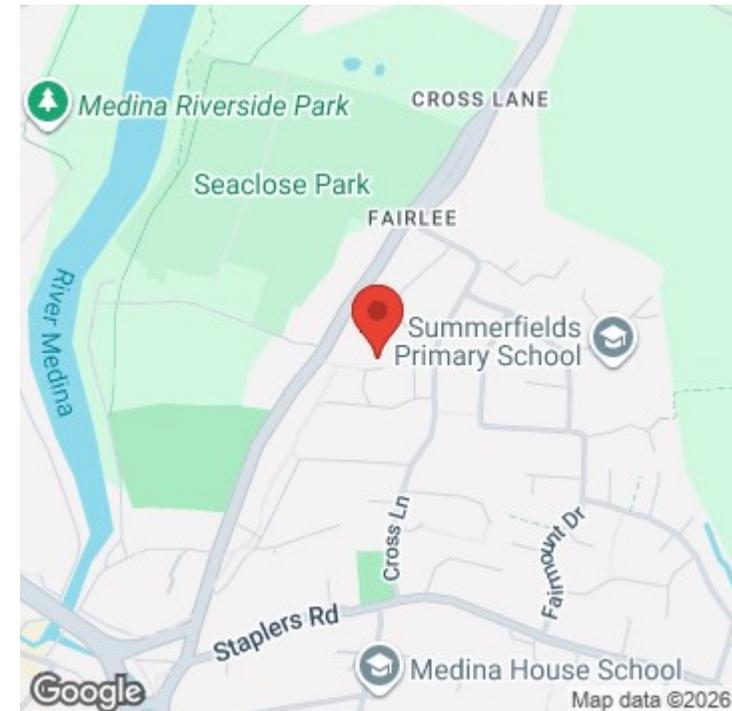
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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