



**Linden Road**  
**Newport**  
**£215,000**



Lancasters

A well-appointed two-bedroom semi-detached house on Linden Road, Newport, offered chain free. The property is presented in good order throughout. On the ground floor, a large kitchen diner provides a sociable and practical hub for the home, complemented by a separate WC. Upstairs, two well-proportioned bedrooms are served by a family bathroom. To the rear, the property benefits from a generous garden, ideal for families or those who simply want outdoor space to enjoy. Linden Road is a well-established residential street within easy reach of Newport town centre, local schools, and everyday amenities. Newport itself is the commercial heart of the Isle of Wight, with a wide range of shops, restaurants, and island-wide transport links.



## 2 Bedroom Semi Detached House

### Porch

UPVC constructed porch and entrance to the house.

### Sitting Room 12' 6" x 14' 6" (3.8m x 4.42m)

A large bright main reception with plenty of built in storage and understairs access.

### Kitchen/Diner 17' 6" x 10' 10" (5.34m x 3.3m)

A lovely family space with modern fitted kitchen - integrated electric hob and oven - space and plumbing for additional white goods. Door to the garden.

### W/C

Ground floor - w/c and basin.

### First Floor

Loft access.

### Bedroom 1 17' 5" x 9' 7" (5.3m x 2.93m)

Spanning the width of the property - a very spacious front aspect double bedroom.

### Bedroom 2 13' 6" x 10' 3" (4.11m x 3.13m)

A rear aspect double bedroom.

### Bathroom

Family bathroom with panelled bath and wash hand basin - large built in cupboard with gas boiler.

### W/C

Separate w/c.

### Outside

Gated side access to the rear garden. Lovely space with large lawn - hard stand for a shed. Secure -ideal for children or pets.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Council: B

EPC: C



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