



**MARVINS**  
ESTATE AGENTS



## 8 THE HOLLOWS, NEWPORT, PO30 5AJ

**£194,950**

Situated within a quiet cul-de-sac on the outskirts of Carisbrooke, this well-presented two-bedroom mid-terrace home enjoys a convenient position close to both Newport town centre and the beautiful surroundings of Parkhurst Forest, offering the perfect balance of accessibility and outdoor lifestyle.

An ideal purchase for first-time buyers or investors alike, the property benefits from recently fitted carpets and is offered in move-in-ready condition, whilst still providing scope for a new owner to personalise and create a home of their own.

Outside, the property enjoys a lovely south-facing rear garden with patio area, providing an excellent space for relaxing, entertaining, or enjoying the sunshine throughout the day. A conveniently located allocated parking space further enhances the practicality of this home.

Offered with no onward chain, the property is vacant and ready for immediate occupation, making it an excellent opportunity for buyers looking for a straightforward move.

## 8 THE HOLLOWS, NEWPORT, ISLE OF WIGHT PO30 5AJ

Steps to front door. Outside tap.

### ENTRANCE HALL

With stairs off. Under stairs cupboard. Radiator.

### LOUNGE

13' x 13'7" (3.96m x 4.14m)

Sliding patio doors to outside patio. Attractive brick fireplace with space for a gas or electric fire. Radiator.

### KITCHEN

6'1" x 11'11" (1.85m x 3.63m)

Front aspect. Range of light coloured wall and base units. Single drainer stainless steel sink unit. Built in electric oven, gas hob and extractor. Space for a fridge/freezer. Plumbing for washing machine.

### FIRST FLOOR LANDING

Access to loft. Cupboard.

### BATHROOM

Comprising a white suite including bath with electric shower over, hand basin and WC.

### BEDROOM ONE

12'11" x 10'2" (3.94m x 3.10m)

Rear aspect. Radiator.

### BEDROOM TWO

9'8" x 8'1" (2.95m x 2.46m)

Built in cupboard. Radiator.

### OUTSIDE

A pleasant rear garden laid to lawn and with a patio off the rear of the property. Convenient rear access is provided to the allocated parking space.

### TENURE

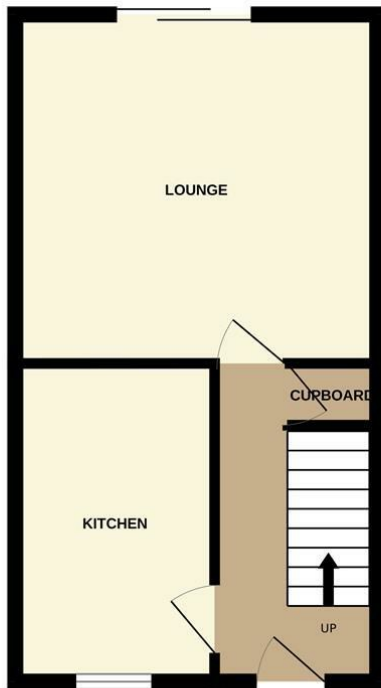
This property is Freehold. Council tax band B.



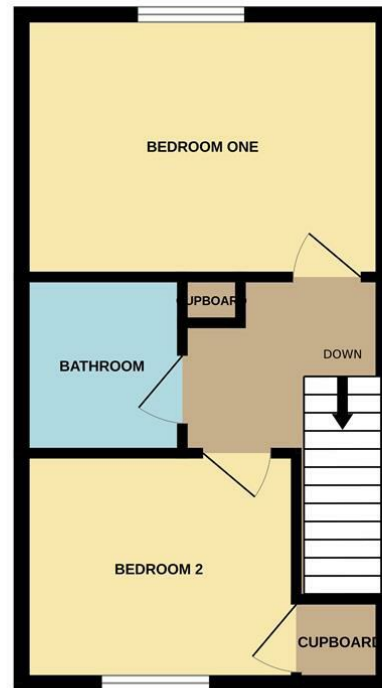




GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>74</b>               |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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