



Forest End | Camp Hill | Newport | PO30 5PG

Asking Price £360,000

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This beautifully presented home is located in Newport within walking distance of local schools, bus routes and shops. The property is modernised throughout with the downstairs consisting of living room, sitting room and kitchen with attached utility room and separate WC. The first floor consists of 3 good-sized bedrooms with built in wardrobes and shower room. The second floor offers two bedrooms and a shower room. Outside you have two enclosed gardens. Other benefits of the property include en-bloc garage, gas central heating and double glazing throughout.

- MODERN THROUGHOUT
- TWO GARDENS
- EN-BLOC GARAGE
- FIVE BEDROOMS
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- DOUBLE GLAZING & GAS CENTRAL HEATING

Entrance Hall

Living Room  
16'1" x 12'10" (4.90 x 3.91)

Kitchen  
14'5" x 8'6" (4.39 x 2.59)  
(4.4 x 2.6))

Utility room  
5'7" x 8'6" (1.70 x 2.59)

WC  
3'11" x 2'7" (1.19 x 0.79)  
(1.2 x 0.8))

Dining Room  
15'9" x 12'2" (4.80 x 3.71)

Bedroom 3  
15'1" x 7'7" (4.60 x 2.31)

Bedroom 1

16'9" x 11'10" (5.11 x 3.61)  
(5.10 x 3.60))

Bedroom 2

16'9" x 11'10" (5.11 x 3.61)  
(5.10 x 3.60))

Shower Room 1

5'3" x 6'11" (1.60 x 2.11)

Bedroom 4

8'2" x 11'6" (2.49 x 3.51)  
(2.50 x 3.50))

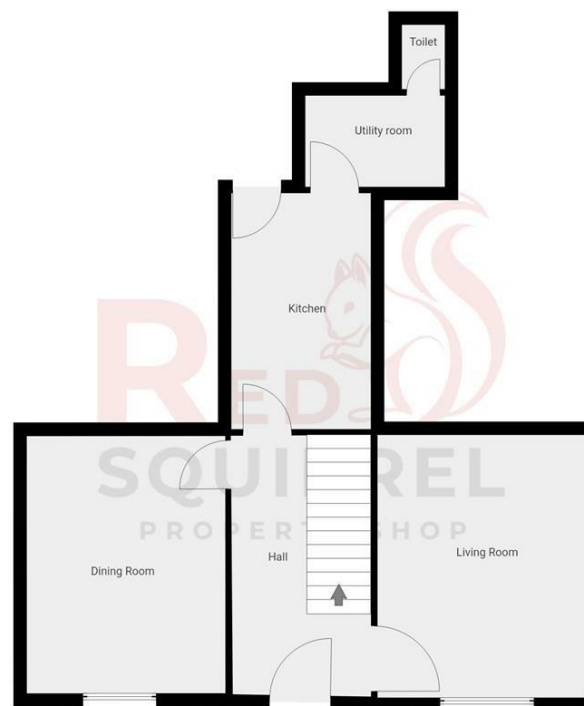
Bedroom 5

10'6" x 8'2" (3.20 x 2.49)

Shower Room 2

8'2" x 9'10" (2.49 x 3.00)

Outside



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 71        |
| (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 D

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