



**£239,950**

17 Swan Street, Newport, Isle of Wight, PO30 2FA





This modern semi-detached house on Swan Street presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property is perfect for those seeking a comfortable family home or a spacious living environment.

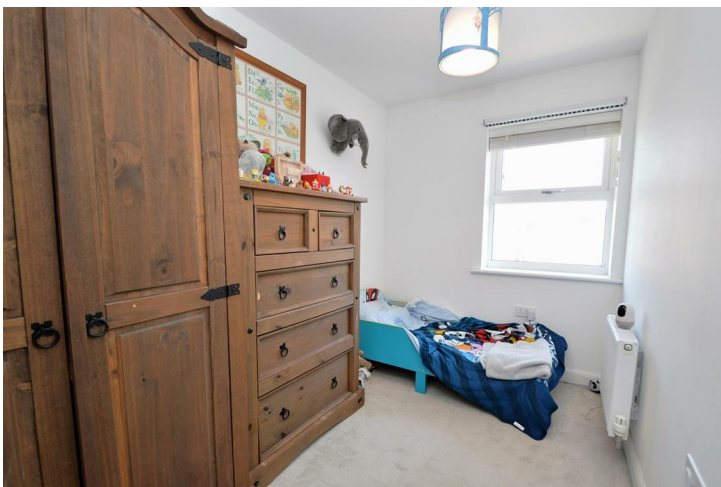
The property boasts a modern kitchen, bathroom and downstairs cloak room, with three good sized bedrooms. Additionally, the enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family. The garden is easily maintainable, making it suitable for those with a busy lifestyle.

Parking is made easy with a driveway that can accommodate multiple vehicles, providing added convenience for homeowners. The location on the town's outskirts allows for a peaceful living environment while still being within easy reach of local amenities, schools, and transport links.



This nearly new home is an ideal choice for anyone looking to step onto the property ladder. With its modern features and inviting atmosphere, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

The home is a five 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.



#### Front Door To

Hallway  
Doors off, Stairs off, Radiator.

**Cloak Room** 5'5" x 3'0"  
Obscure double glazed window to side, low level WC, pedestal hand wash basin with mixer tap, radiator.

**Kitchen** 10'0" x 6'9"  
Double glazed window to front, range of wall and floor mounted units with work surface over, stainless steel sink unit with mixer tap, electric oven and hob with extractor over, space for fridge freezer, space for washing machine, plumbing for dishwasher, radiator.

**Lounge** 15'5" 14'3"  
Double glazed French style patio door to rear, under stairs cupboard housing heating controls, x2 radiators.

**Stairs to Landing**  
Obscure double glazed window to side.

**Bedroom 1** 14'3" x 8'3"  
x2 Double glazed window to front, x 2 built in cupboards one housing immersion tank (back up for hot water), x2 radiators.

**Bedroom 2** 10'9" x 7'10"  
Double glazed window to rear, radiator

**Bedroom 3** 10'0" x 6'1"  
Double glazed window to rear, radiator.

**Bathroom** 6'2" x 6'0"  
Panel bath with mains shower unit over, low level WC, pedestal hand wash basin with mixer tap, radiator.

**Parking**  
There is driveway parking for 2 vehicles.

**Garden**  
Fully enclosed rear garden, mostly laid to patio and terraced into two layers with a sloping path connecting the upper and lower patio. Some of the lower patio has been astro turfed. There is gated rear access to an alley way connecting with the properties parking.

**Council Tax**  
Band C

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

**Tenure**  
Freehold

**Services**  
Mains water, mains electric, mains sewage, Biomass boiler for heating.

**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  
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

TOTAL FLOOR AREA: 747 sq.ft. (69.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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