



**£229,950**

29 Spring Walk, Newport, Isle of Wight, PO30 5ND



This delightful Semi detached house presents an excellent opportunity for first-time buyers seeking a modern and spacious home. With a generous living space, the property boasts two inviting reception rooms and a conservatory, perfect for both relaxation and entertaining guests.

The house features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office. This residence has been modernised to create a welcoming atmosphere that is ready for you to move in without delay.

One of the standout features of this property is the availability of parking, along with a garage en bloc, offering practical solutions for your vehicle storage needs. The spacious layout and modern amenities make this home not only functional but also a delightful place to live.

Whether you are looking to settle down or invest in a property that offers both comfort and style, this house in Spring Walk is a remarkable choice. With its excellent location and well-appointed features, we feel this will be a popular home on the market. Do not miss the chance to make this lovely house your new home.

Double glazed front door to

Porch

Entrance Hall

Lounge 11'10" x 10'2"

Dining Room 8'9" x 7'8"  
Double glazed sliding patio door to conservatory, door to:

Kitchen 11'6" x 8'3"

Conservatory 15'6" x 6'2"

Stairs to Landing

Landing

Bedroom 1 9'10" x 9'3"

Bedroom 2 9'7" x 8'11"

Bedroom 3 8'3" x 6'6"

Bathroom 9'10" x 4'7"

Garden

Fully enclosed with fencing, side access to the front. Laid to patio with raised floor beds along the rear and side boarder.

Parking

There is driveway parking to the front of the property for two vehicles.

Garage

There is a garage en-bloc.

Council Tax

Band C

Tenure

Freehold

Services

Unconfirmed mains drains, mains water, mains electric, telephone line.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			49
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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