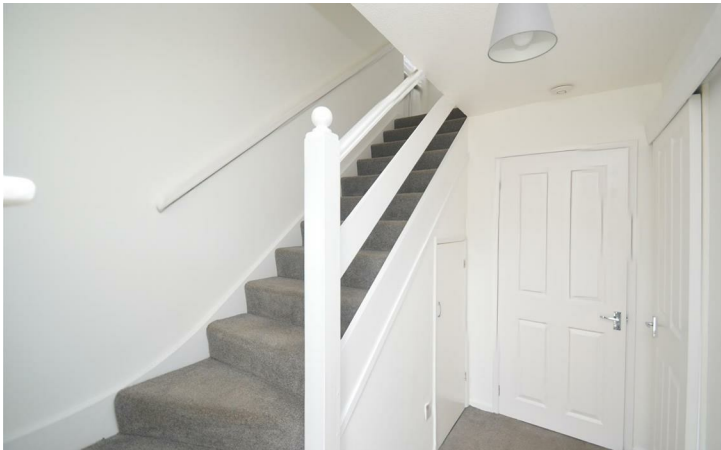




£220,000

9 Spring Walk, Newport, Isle Of Wight, PO30 5ND





Welcome to this charming semi-detached house located on the outskirts of Newport. This delightful property is an ideal family home, offering a perfect blend of comfort and convenience. With three well-proportioned bedrooms, there is ample space for family living or for guests to stay.

The property features a welcoming reception room, modern kitchen and conservatory providing a cosy area for relaxation and entertaining. The bathroom is conveniently located, ensuring ease of access for all family members. One of the standout features of this home is the good-sized garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Situated close to schools for all ages, this location is perfect for families looking to settle in a community that values education. The property is also equipped with modern amenities, including a heat pump and solar panels, making it energy-efficient and environmentally friendly.

Being chain-free, this home presents a smooth transition for potential buyers, allowing for a quicker move-in process. 9 Spring Walk is not just a house; it is a place where memories can be made and cherished. Do not miss the opportunity to make this lovely property your new family home.

The home is a 5 minute drive from the bustling 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. 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.



| | |
|------------------------------|---------------|
| Porch | |
| Hallway | |
| Lounge/ Diner | 20'7" x 10'2" |
| Kitchen | 11'6" x 8'3" |
| Conservatory | 11'8" x 7'5" |
| First Floor - Landing | |
| Bedroom 1 | 10'2" x 9'2" |
| Bedroom 2 | 9'5" x 8'9" |
| Bedroom 3 | 8'4" x 6'5" |
| Bathroom | 10'1" x 4'9" |

Outside

The front garden is laid to decorative shingle with some shrubs. This area has the potential for off road parking, subject to usual consents. The rear garden is a good size and has something for everyone. There is a lawn area for children and adults to play, timber shed, patio area for those family gatherings and mature shrubs. The side garden houses the Air source heat pump.

Council Tax
Band B

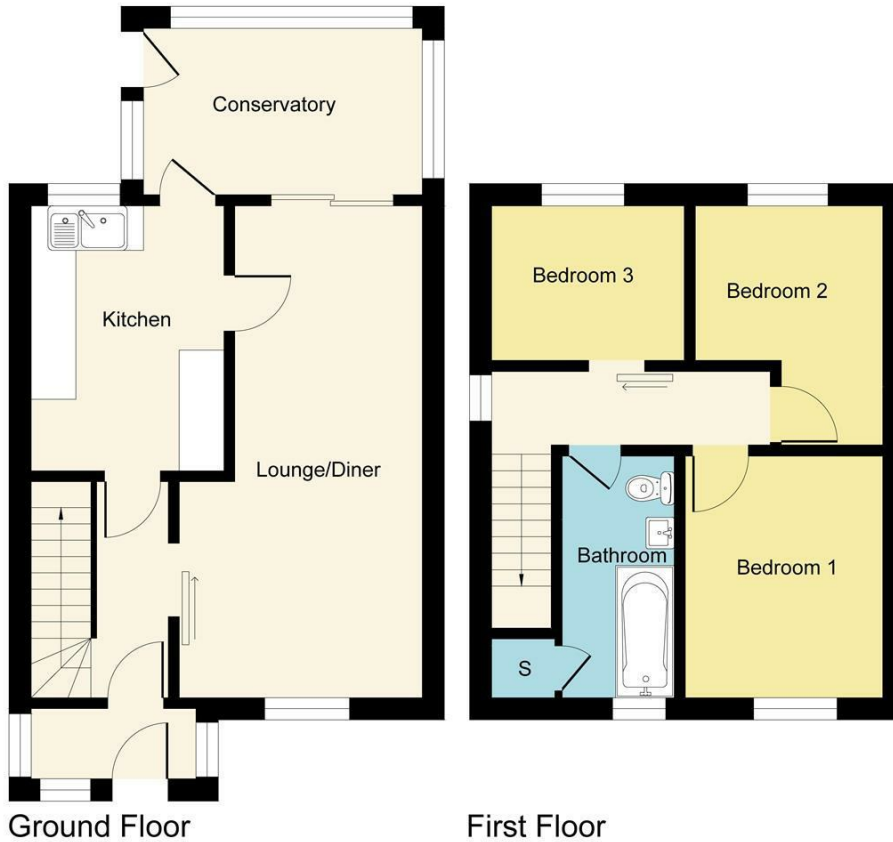
Tenure
Freehold

Services


Mains water, electric, drainage. The solar panels and Air Source Heat Pump are owned.

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.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 89 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (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 Tomblsons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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