



£229,000

49 ASH LANE, NEWPORT,
ISLE OF WIGHT, PO30 5LT

- Brand new semi-detached family home
- Three bedrooms
- Gas central heating and double glazing
- Off road parking for two cars
- Enclosed rear garden

Hose
Rhodes
Dickson

Situated on a new development on the outskirts of Newport is this spacious, brand new semi-detached family home. Designed and built to a high specification the accommodation comprises a cloakroom/WC, and open plan living/dining/kitchen on the ground floor with three bedrooms and family bathroom at first floor level. The home is warmed by gas central heating and is double glazed throughout. Externally there is off road parking to the side for two cars and an enclosed rear garden. An early viewing is highly recommended to fully appreciate all this property has to offer. Ten year build zone warranty.

Front door into-

ENTRANCE HALL Stairs to first floor. Laminate flooring. Radiator. Doors off to-

CLOAKROOM/WC 7' 1" x 3' 0" (1.78m x 0.91m) Obscure double glazed window to side. WC and wash basin. Radiator. Laminate flooring.

OPEN PLAN LIVING/DINING/KITCHEN 27' 5" max x 16' 5" max (8.36m x 5m) Double glazed window to the rear overlooking the garden. Double glazed door to garden. Radiator. Modern fitted kitchen comprising wall and base units with work surface over incorporating a stainless steel sink with mixer tap. Built in electric oven with induction hob and extractor hood above. Integrated fridge/freezer, washing machine and dishwasher. Laminate flooring. Double glazed window to front.

FIRST FLOOR LANDING Double glazed window to the side. Large airing/storage cupboard. Doors off to-

BEDROOM 1 16' 0" x 9' 0" (4.88m x 2.74m) A double room with double glazed window to the rear. Radiator. Built in wardrobe.

BEDROOM 2 11' 0" x 9' 0" (3.35m x 2.74m) A double room with double glazed window to the front. Radiator.

BEDROOM 3 7' 0" x 10' 0" (2.13m x 1.88m) Double glazed window to the front. Radiator.

HEATING Gas central heating to a radiator system.

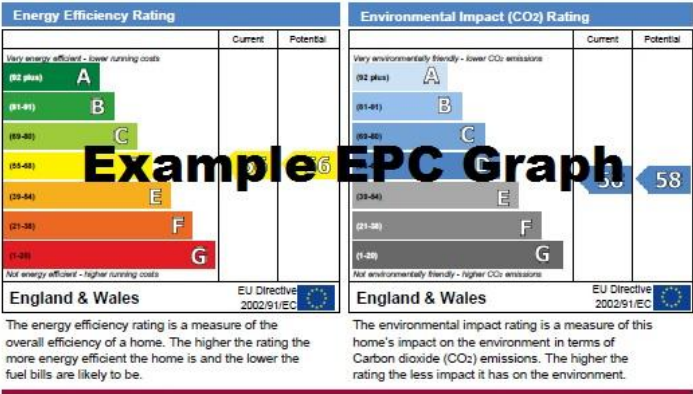
OUTSIDE Off road parking to the front of the property. Enclosed garden to the rear.

Tenure Freehold

Council Tax Band: TBC

Where to find the property

49 Ash Lane, Newport, Isle of Wight, PO30 5LT



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Newport office to arrange a viewing
01983 521144 or email newport@hrdiw.co.uk

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