



£235,000

46 WESTMILL ROAD, NEWPORT, ISLE OF WIGHT, PO30 5RR

Hose
Rhodes
Dickson





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Situated on the popular Carisbrooke Park development and conveniently placed for Newport town centre and all levels of schooling is this well presented family home. The spacious accommodation comprises lounge/diner, kitchen/breakfast room and WC on the ground floor with three bedrooms and family bathroom at first floor level. There is gas central heating and double glazing. Externally there is off road parking for two cars, garage and an enclosed rear garden. No onward chain.

cupboard with radiator. Doors off to-

BEDROOM 1 13' 0" x 10' 4" (3.96m x 3.15m) A double room with double glazed window to the rear. Radiator.

BEDROOM 2 10' 3" x 7' 10" (3.12m x 2.39m) A double room with double glazed window to the front. Radiator.

BEDROOM 3 10' 11" x 7' 10" (3.33m x 2.39m) A double room with double glazed window to the rear. Radiator.

BATHROOM 7' 3" x 6' 11" (2.21m x 2.11m) Fitted with a white suite comprising panelled bath, walk in shower cubicle, wash basin in vanity unit and push button flush WC. Radiator. Obscured double glazed window to the front.

HEATING Gas fired central heating to a radiator system supplied by the Vaillant combination boiler located in the attic.

OUTSIDE A concrete driveway to the front provides off road parking for two cars and leads to the garage with up and over door (16'3" x 8'3"). Enclosed rear garden laid to 'lazy lawn' with pave patio. Timber shed

Council Tax Band: C



Double glazed front door with obscure glazed inserts into-

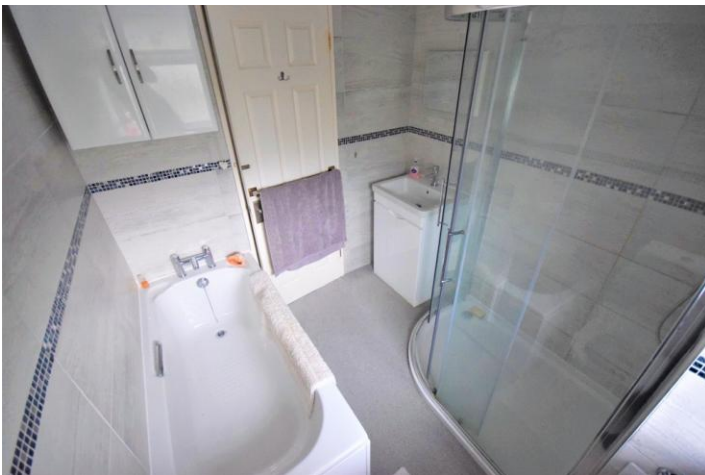
ENTRANCE HALL A welcoming entrance hall with seating area. Laminate flooring. Stairs to first floor level.

WC 7' 2" x 2' 8" (2.18m x 0.81m) Low flush WC. Radiator. Obscure glazed window.

LOUNGE/DINER 20' 3" x 11' 1" (6.17m x 3.38m) A good size room overlooking the garden via a double glazed window to the rear. Two radiators. Pebble effect electric fire. Television point. Serving point.

KITCHEN/BREAKFAST ROOM 18' 1" x 6' 9" max (5.51m x 2.06m) Fitted with a modern matching range of 'high gloss' wall and base units with work surface over incorporating a 1 1/4 bowl single drainer stainless steel sink with mixer tap. Electric hob with stainless steel extractor hood above. Built in electric oven. Space for free standing American style fridge/freezer. Space and plumbing for washing machine. Double glazed window to rear. Double glazed door to garden. Radiator.

FIRST FLOOR LANDING Access to roof space. Linen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England, Scotland & Wales		EU Directive 2002/91/EC

Where to find the property

46 Westmill Road, Newport, Isle Of Wight, PO30 5RR



This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate. Plan produced using PlanUp.

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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 Friendly service and local knowledge

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