



£285,000

28 COWES ROAD, NEWPORT, ISLE OF WIGHT, PO30 5TW

Hose
Rhodes
Dickson





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Situated on the Northern outskirts of Newport is this well presented detached family home.

The light and airy accommodation comprises, two reception rooms and kitchen on the ground floor with three bedrooms and family bathroom at first floor level.

The home is warmed by gas central heating and has double glazed windows.

Externally there is off road parking for three cars which leads to the attached garage/workshop. Fantastic family garden to the rear backing onto a beautiful countryside scene. Also benefiting from rural views to the front.

Double opening double glazed doors into-

ENTRANCE PORCH Front door into-

ENTRANCE HALL Stairs to first floor with under stairs storage cupboard housing the consumer unit. Cupboard housing the wall mounted gas combination boiler. Picture rail. Radiator. Doors off to-

DINING ROOM 11' 11" x 11' 11" plus bay (3.63m x 3.63m) Double glazed box bay window to the front. Radiator. Picture rail. Open fire (grate required prior to use).

LOUNGE 12' 5" x 10' 5" (3.78m x 3.18m) Double glazed window to the rear overlooking the garden. Radiator. Television point. Picture rail.

KITCHEN 15' 7" x 7' 8" (4.75m x 2.34m) Fitted with a matching range of wall and base units with work surface over incorporating a 1 1/4 bowl single drainer stainless steel sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for range style electric cooker with stainless steel extractor hood above. Space for free standing fridge/freezer. Double glazed window to the side. Velux window. Double glazed French doors to garden.

FIRST FLOOR LANDING Double glazed window to the side. Access to roof space. Doors off to-

BEDROOM 1 12' 0" x 11' 11" (3.66m x 3.63m) A double room with double glazed window to the front. Radiator. Picture rail.

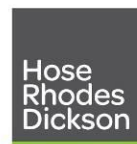
BEDROOM 2 12' 5" x 10' 5" (3.78m x 3.18m) A double room with double glazed window to the rear. Radiator. Picture rail.

BEDROOM 3 9' 1" x 7' 8" (2.77m x 2.34m) Double glazed window to the rear. Radiator. Picture rail.

BATHROOM 6' 0" x 5' 11" (1.83m x 1.8m) Fitted with a white suite comprising panelled bath with shower off mixer tap and glazed shower screen, wash basin and push button flush WC. Chrome ladder style radiator. Chrome down lighters. Extractor fan. Obscure double glazed window to the front.

HEATING Gas fired central heating to a radiator system supplied by the wall mounted Ideal Logic combination boiler located in the under stairs cupboard.

OUTSIDE A concrete driveway to the front provides off road parking for three cars and leads to the attached garage (24'5" x 8'0") with light, power and personal door to the rear. Good size enclosed rear garden, laid mainly to lawn with shingled seating area. Raised vegetable bed. External power points.



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 521144

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Where to find the property

28 Cowes Road, Newport, Isle of Wight, PO30 5TW



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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