



£275,000

13 Cynthia Grove, Newport, Isle of Wight, PO30 2JA





Set in the tranquil and highly sought-after area of Cynthia Grove, Newport, this charming detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking to downsize. The spacious reception room offers a welcoming atmosphere, ideal for relaxation or entertaining guests.

The bungalow features a single bathroom, providing essential amenities for comfortable living. With ample off road parking including a garage with electric door, convenience is at your fingertips. The property is set in a quiet neighbourhood, ensuring a serene environment while still being close to local amenities.

While the bungalow is in need of some modernisation, it offers a blank canvas for you to create your dream home. This aspect makes it particularly appealing for those looking to personalise their living space. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

This property is an ideal retirement purchase, offering single-level living in a peaceful setting. With its potential and prime location, this bungalow is not to be missed. Embrace the opportunity to make this delightful property your own.

The home is a 5 minute drive from the 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. Venture a little further to find 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.



Hall

Lounge 19'9" x 10'10"

Kitchen 9'10" x 7'10" max

Sun Room 11'0" x 11'2"

Bedroom 1 11'1" x 11'4"

Bedroom 2 10'1" x 7'8"

Bedroom 3 11'3" x 7'11"

Shower Room 5'5" x 4'9"

WC 2'8" x 5'6"

Outside

To the front of the property is a gravelled garden with gated access to the rear garden along the left-hand boundary. The rear garden is fully enclosed by fencing and is part patio part gravel, mostly flat and is currently very low maintenance. There is a timber shed and access into the property via the sunroom.

Garage

Electric door, power and light.

Parking

There is a driveway providing off road parking. The driveway leads to the garage.

Tenure

Freehold

Council Tax

Band D - Please contact the Isle of Wight County Council for further details.

Services

Confirmed mains drains, mains water, mains electric. Please note whilst the property does have mains gas the pipe has been capped and meter removed.

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		73
(55-68) D		
(39-54) E	39	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
 estate agency