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wright  
estate agency



**£229,995**

43 Wellesley Way, Newport, Isle of Wight, PO30 2GA









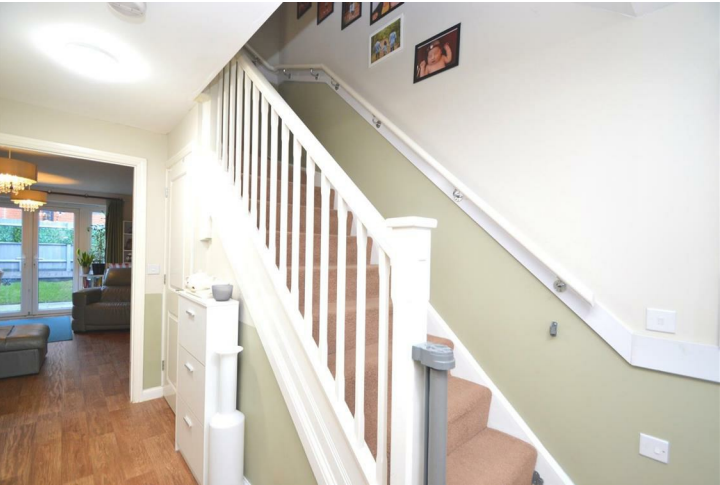
Nestled in the charming area of Wellesley Way, Newport, this delightful house presents an excellent opportunity for first-time buyers or savvy investors alike. The property boasts a well-maintained interior, ensuring a welcoming atmosphere from the moment you step inside. The accommodation briefly comprises hallway with storage, cloakroom wc, lounge/ diner with access to the garden, modern kitchen, two bedrooms and family bathroom. A lovely garden for kids and adults completes this lovely home.

One of the standout features of this home is the ample parking space, accommodating up to two cars, which is a rare find in this desirable location. The lovely views over Newport add a picturesque touch, allowing you to enjoy the beauty of the surrounding area from the comfort of your own home.

Convenience is key, and this property is ideally situated close to local schools and amenities, making it perfect for families or those seeking easy access to everyday necessities. The vibrant community of Newport offers a variety of shops, parks, and recreational facilities, enhancing the appeal of this residence.

The home is a five minute walk 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.

In summary, this well-presented house on Wellesley Way is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its attractive features and prime location, it is sure to attract considerable interest. Don't miss your chance to make this lovely house your new home.



Hallway	
Cloakroom wc	6'1" x 3'3"
Lounge/ Diner	16'1" x 13'6"
Kitchen	10'2" x 7'0"
First Floor	
Bedroom 1	13'8" x 11'7"
Bedroom 2	11'1" x 9'9"
Bathroom	7'0" x 6'4"

**Outside**  
The enclosed rear garden provides a peaceful outdoor space where you can relax and unwind. Whether you're enjoying a morning coffee or hosting a summer barbecue, this garden is the perfect setting for any occasion. The garden comprises of a lawn area, shrubs and decking area which is ideal for those family gatherings.

**Parking**  
To the front of the property there are two off road parking spaces.

**Council Tax**  
Band B


**Additional Information**  
Communal Area charge - £180.00 per year for the upkeep of the communal areas.

**Services**  
Unconfirmed, electric, telephone, mains water and drainage.

**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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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