



**£230,000**

6 Vicarage Walk, Newport, Isle of Wight, PO30 5JH





Set in the charming area of Vicarage Walk, Newport, this delightful end-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is the generous garden, perfect for enjoying the outdoors or hosting gatherings with family and friends. Additionally, the property boasts off-road parking for two vehicles, a significant advantage in this sought-after location.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it even more appealing for those looking to settle in quickly. The proximity to local schools adds to the convenience, making it an ideal choice for families or those planning for the future.



In summary, this end-terrace house on Vicarage Walk is a wonderful opportunity for anyone seeking a comfortable and practical home in a friendly community. With its desirable features and excellent location, it is sure to attract interest from a variety of buyers.

This home is set in an ideal situation that is convenient for the local schools, churches and of course Newport town offering many supermarkets, shops and facilities. The multi-screen cinema is on the edge of town with many eateries around offering a range of foods from simple to exotic. The town also has the Isle of Wight College, Medina and the Apollo Theatres and a good range of entertainment both during the day and evening.



Porch	5'6" x 3'1"
Lounge	13'10" x 14'1"
Conservatory / Dining Room	10'8" x 7'8"
Store Room	7'9" x 3'4"
Kitchen	14'1" x 6'5"
First Floor - Landing	
Bedroom 1	11'8" x 11'1"
Bedroom 2	9'4" x 6'9"
Shower room	6'11" x 6'9"

#### Outside

The rear garden is a good size and boasts a decking area, decorative shingle and shrubs, timber shed, patio area and gated access to the front. The front garden is laid to lawn.

#### Parking

To the front of the property there is a driveway providing off road parking for two cars

#### Tenure

Freehold

#### Council Tax


Band B

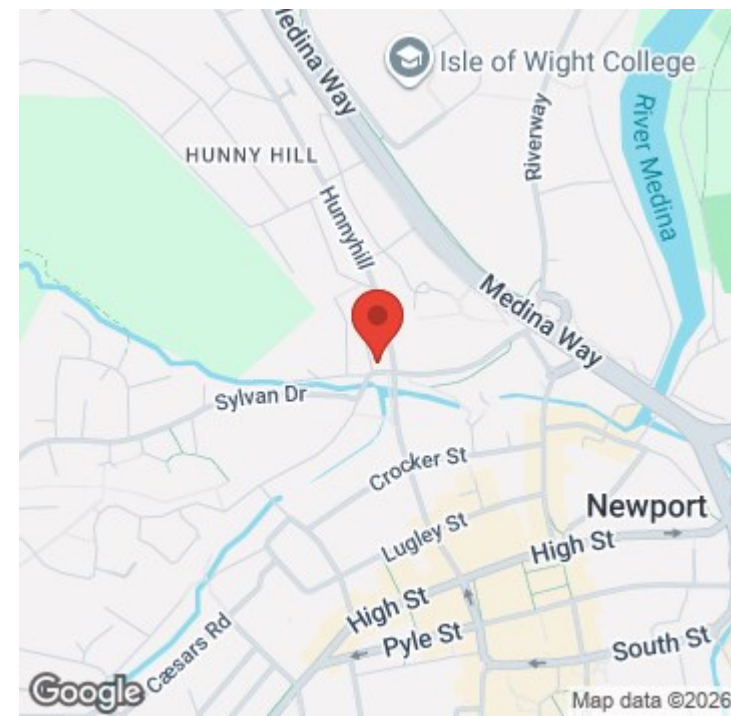
#### Services

Mains water, drainage, gas and electric

#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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