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wright  
estate agency



**Offers In The Region Of £150,000**

93 Elm Grove, Newport, Isle of Wight, PO30 1RN









Please note this property is recommended to cash buyers due to a section of the property being single skin.

Welcome to this charming property located in the sought-after Elm Grove area of Newport. This delightful chain free house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, this home offers a comfortable and inviting living space for you to enjoy.

This property provides ample space for you to personalise and make your own. The garden, with the potential to be converted back to off-road parking, offers versatility and convenience for your everyday needs. Imagine having your own parking space right at your doorstep!

One of the highlights of this property is the pleasant views towards Carisbrooke, providing a picturesque backdrop to your daily life. Additionally, being close to schools of all ages makes this home an ideal choice for families looking for convenience and accessibility.

Whether you are a first-time buyer or looking for a new investment opportunity, this property is the perfect fit. Best of all, this home is chain-free, making the buying process smooth and hassle-free.

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.

Don't miss out on the chance to own this lovely house in Elm Grove. Book a viewing today and envision the endless possibilities this property has to offer.



## Inner Hall

Lounge 11'11" x 11'2"

Dining Room 11'11" x 11'1"

Kitchen 16'7" x 6'11"

## First Floor

Bedroom 1 11'9" x 11'2"

Bedroom 2 11'1" x 8'7"

Shower Room wc 9'7" x 6'8"

## 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 an artificial lawn area, shrubs and decking area which is ideal for those family gatherings.

## Off Road Parking

The property has a drop curb to the side of the house, the rear garden has been enclosed but could be opened up again to provide off road parking.

## Council Tax

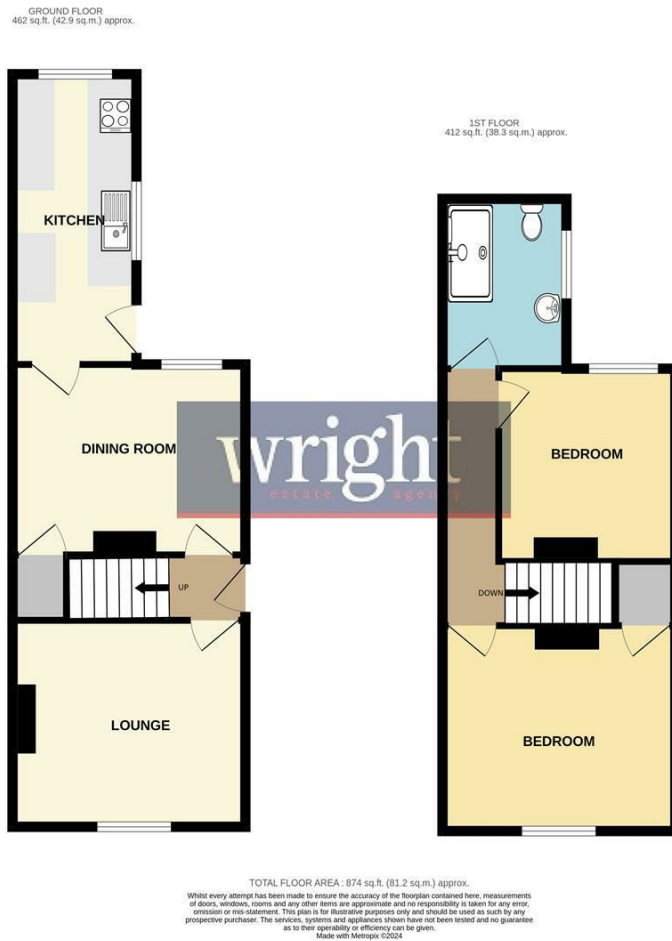
Band B


## Services

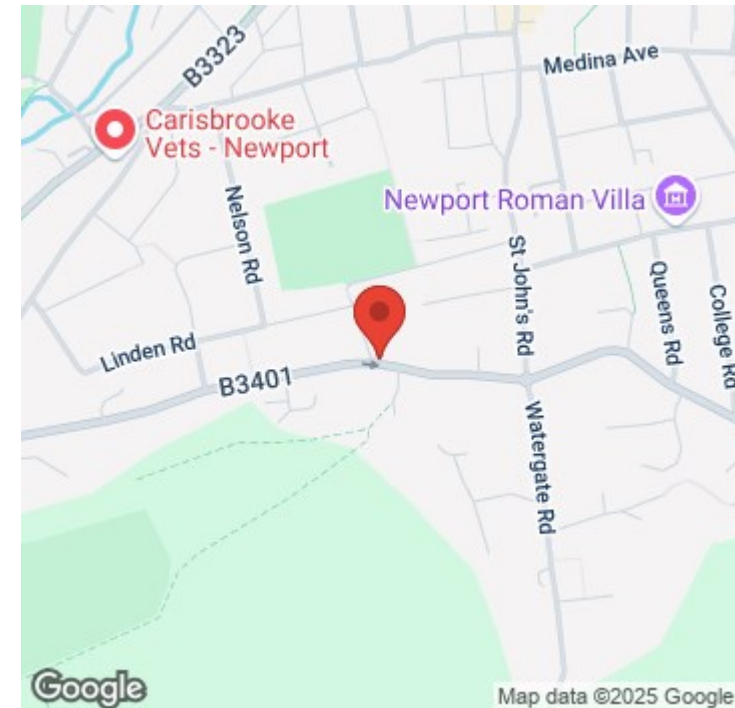
Unconfirmed gas, electric, telephone, mains water and drainage.

## 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.



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>	52	60
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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