



Price Guide £225,000

126 Whitepit Lane, Newport, Isle of Wight, PO30 1NH





Located on the charming Whitepit Lane in Newport, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms this property offers ample space for comfortable living. The two inviting reception rooms and spacious kitchen provide a perfect setting for family gatherings or quiet evenings at home.

The house features a single bathroom with additional ground floor wc, catering to the needs of a growing family. While some modernisation is required, this presents a wonderful chance for new owners to put their personal touch on the home, creating a space that truly reflects their style and preferences.

One of the standout features of this property is its proximity to schools of all ages, making it an ideal location for families with children. The surrounding area is known for its community spirit and accessibility to local amenities, ensuring that everything you need is within easy reach.



The garden offers a delightful outdoor space for relaxation and play, while there is also potential for off-road parking, subject to usual consents, adding to the convenience of this lovely home. Whether you are looking to settle down with your family or seeking a promising first-time buy, this property on Whitepit Lane is a fantastic choice. Don't miss the chance to make it your own!

The home is a 5 minute drive from the bustling 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. The historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy.



Storm Porch

Hallway

Lounge 12'11" x 12'9"

Dining Room 10'8" x 10'5"

Kitchen 20'8" x 8'2"

Cloakroom wc 4'11" x 2'5"

First Floor

Bedroom 1 12'11" x 10'2"

Bedroom 2 10'6" x 10'4"

Bedroom 3 8'6" x 8'2"

Wet Room 8'3" x 4'11"

Outside

To the front of the property there is a lawn garden which subject to usual consents would be ideal for adding off road parking. There is also open side access leading to the rear. The rear garden is a good size and mainly lawn. There is also a outside storage unit and some mature shrubs and hedging.

Tenure

Freehold

Council Tax

Band B

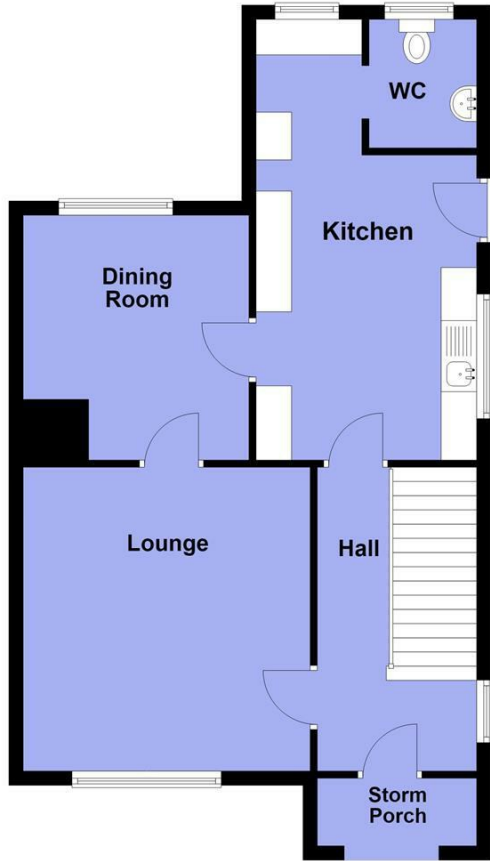
Services

Mains water, drainage, gas and electric

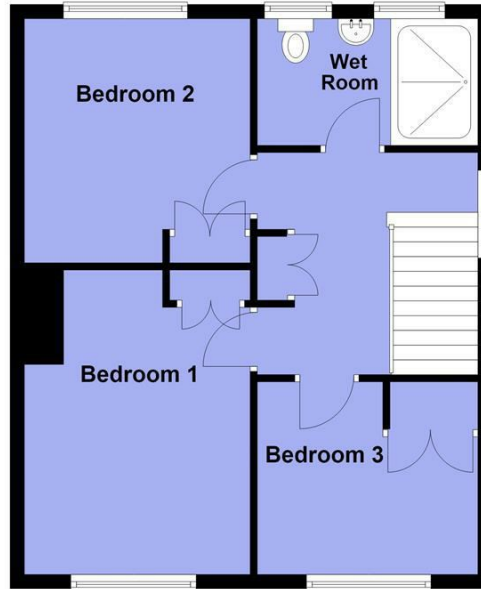
Agents Notes


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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(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.

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