



£160,000

9 Prospect Road, Newport, Isle of Wight, PO30 1JH





Located on Prospect Road in Newport, this end-terrace house presents an excellent opportunity for families seeking a spacious home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to settle down in a welcoming community. The house features a generous reception room, kitchen/diner, utility and cloakroom wc providing ample space for relaxation and family gatherings.

While the property is in need of modernisation, it offers a blank canvas for buyers to create their dream home. The potential for personalisation is vast, allowing you to tailor the space to your unique tastes and preferences.

Conveniently located, this home is just a stone's throw away from local schools and the bustling town centre, ensuring that all essential amenities are within easy reach. The property also benefits from a garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking for one vehicle adds to the convenience of this family-friendly residence.

This spacious, chain-free home is a rare find in the area, making it an attractive option for those looking to invest in a property with great potential. Don't miss the chance to make this house your own and enjoy all that Newport has to offer.

The home is a 2 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.



Porch	5'9" x 4'9"
Lounge	14'4" x 12'6"
Kitchen/ Diner	17'5" x 8'5"
Utility Room	6'11" x 5'2"
Cloakroom wc	
First Floor - Landing	
Bedroom 1	17'5" x 9'4"
Bedroom 2	11'6" x 10'2"
Bedroom 3	11'3" x 7'6"
Bathroom	8'5" x 6'10"

Parking

To the front of the property there is a driveway providing off road parking for 1 car.

Outside

The front garden is mainly lawn. The rear garden mainly lawn

Council Tax

Band B

Tenure

Freehold

Services

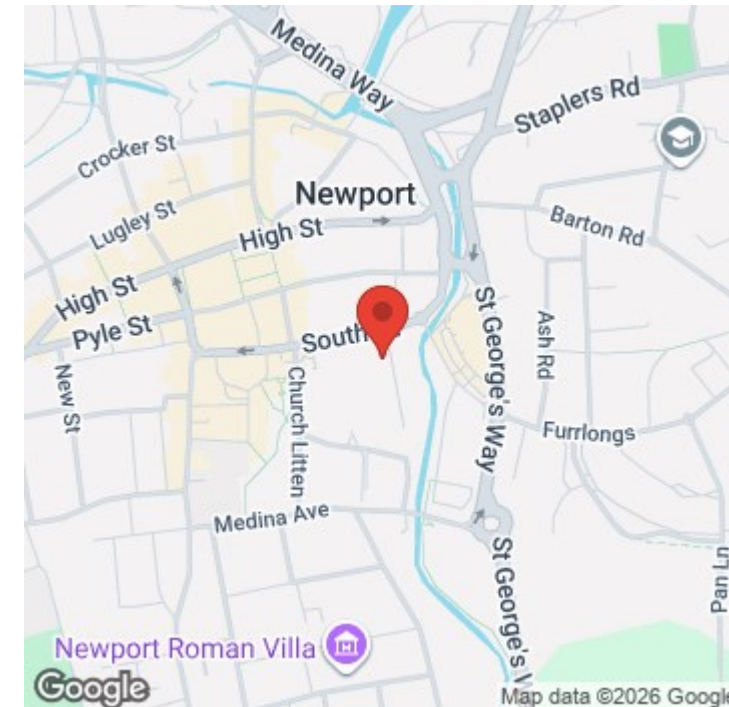
Mains water, drainage, gas and electric

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) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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