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wright  
estate agency



**£249,950**

36 Broadwood Lane, Newport, Isle of Wight, PO30 5NH









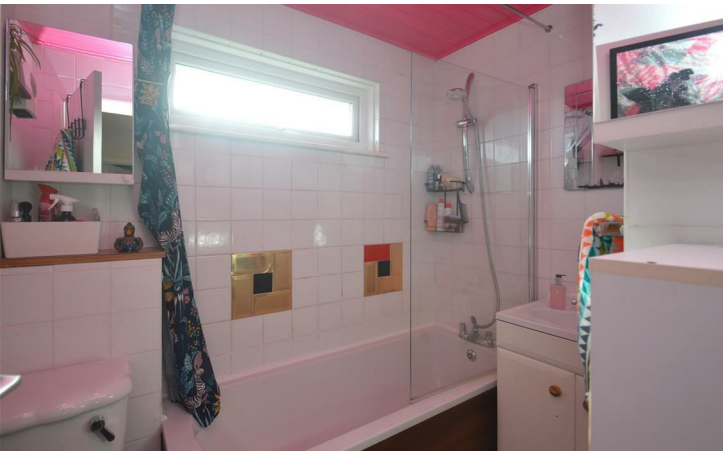
Set in the tranquil cul-de-sac of Broadwood Lane, Newport, this charming semi-detached house presents an ideal opportunity for families seeking a welcoming home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and family life. The inviting reception room serves as a perfect gathering space, while the well-maintained bathroom ensures comfort and convenience. The kitchen has recently been upgraded and completes this lovely home. Please note, the vendors have informed us that the property has qualified for a grant for the installation of Solar panels, central heating and new boiler, please contact us for further information.

The property boasts a delightful garden, providing a serene outdoor retreat for children to play or for hosting summer gatherings. Additionally, a garage for one vehicle adds to the practicality of this lovely home.

One of the standout features of this residence is its proximity to schools of all ages, making it an excellent choice for families with children. The quiet location enhances the appeal, offering a peaceful environment while still being conveniently close to local amenities.

Presented throughout in a good condition, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this property is not to be missed. Come and experience the charm of Broadwood Lane for yourself.

The home is a five minute drive 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.



### Hallway

### Lounge/ Diner

16'9" x 13'11"

### Kitchen

11'4" x 9'11"

### First Floor - Landing

### Bedroom 1

11'4" x 9'0"

### Bedroom 2

9'9" x 8'7"

### Bedroom 3

7'6" x 7'3"

### Bathroom

7'7" x 5'8"

### Outside

To the front of the property there is a lawn area and gated access to the side. The enclosed rear garden is mainly laid to lawn with mature shrubs, patio areas and gated access to the garage.

### Parking

To the rear of the property there is a garage en bloc that has an up and over door.

### Tenure

Freehold

### Council Tax

Band B

### Services


Mains drainage, water, 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		
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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