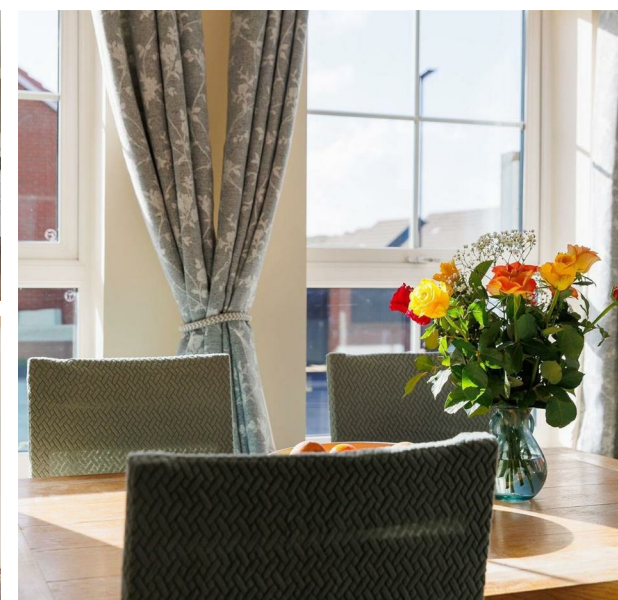


2 Beauchamp Drive, Newport, PO30 2FG  
Asking Price £295,000  
EPC Rating: B Council Tax Band: C

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

*Reassuringly familiar, refreshingly new*





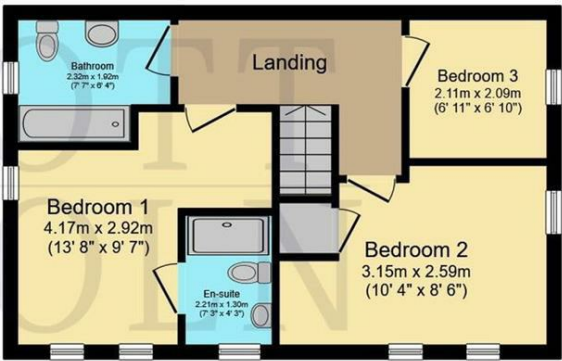
Situated on the outskirts of Newport, within a modern and sought-after development built in 2016, this beautifully presented three-bedroom, double-fronted semi-detached home offers the perfect blend of contemporary comfort, energy efficiency, and countryside views. One of only a handful of properties built to this design, it enjoys a unique position at the edge of this development and a lovely sense of space and light throughout.

Office 4, Baring Chambers Denmark Road  
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01983 642622  
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2 Beauchamp Drive, Newport, PO30 2FG



Ground Floor  
Floor area 40.8 sq.m. (439 sq.ft.)



First Floor  
Floor area 39.4 sq.m. (424 sq.ft.)

Total floor area: 80.2 sq.m. (863 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	