



Isle Of Wight  
Sales And Lettings Ltd

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Lets Get You Moving

DANIEL PARR  
exp  
Sales & Lettings  
01983 642122

FOR SALE

ASKING PRICE  
**£243,500**  
**Charnwood Close**  
Newport, PO30 5ZQ

## PROPERTY SUMMARY

Nestled in the serene Charnwood Close, Newport, this charming end-terrace house offers a delightful blend of modern living and peaceful surroundings. Built in 2005, this property spans 743 square feet and features three well-proportioned bedrooms, a comfortable reception room, and a family bathroom, making it an ideal choice for those seeking a spacious family home.

The location is truly enviable, situated on a quiet residential road that provides a tranquil lifestyle while being conveniently close to the vibrant amenities of Newport. Residents can enjoy a diverse array of supermarkets, coffee shops, restaurants, and bars, all just a short distance away, ensuring that daily conveniences are easily accessible.

This home is particularly suited for professional couples looking for a peaceful retreat after a busy day, young families who will appreciate the safe environment for children, or grandparents who wish to create cherished memories with their grandchildren in the lovely enclosed rear garden. The garden serves as a perfect sanctuary, ideal for summer barbecues and outdoor relaxation.

Additionally, the property benefits from off-road parking at the front, enhancing the convenience of everyday living. With its modern features and prime location, this home on Charnwood Close is a wonderful opportunity for anyone looking to enjoy a balanced lifestyle in Newport.

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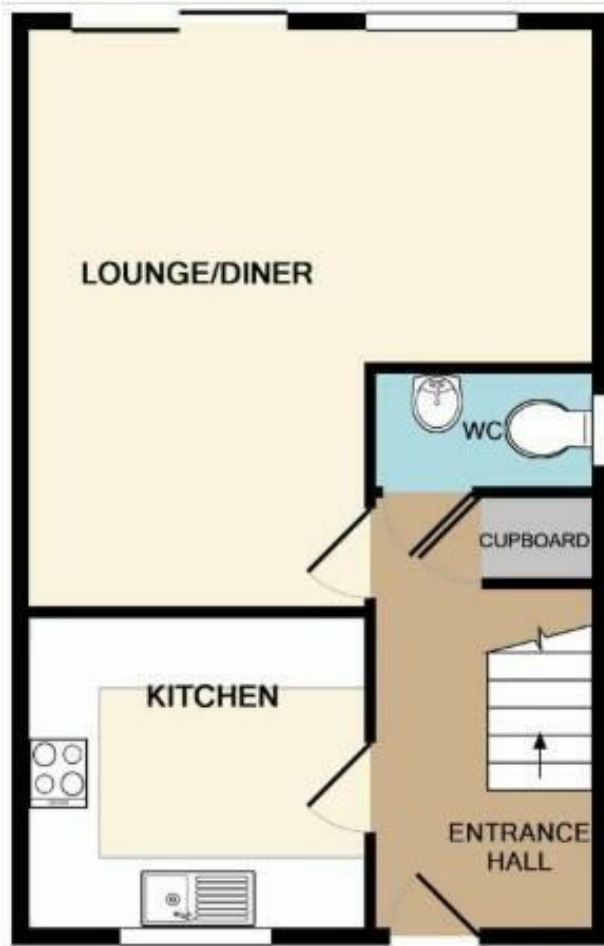
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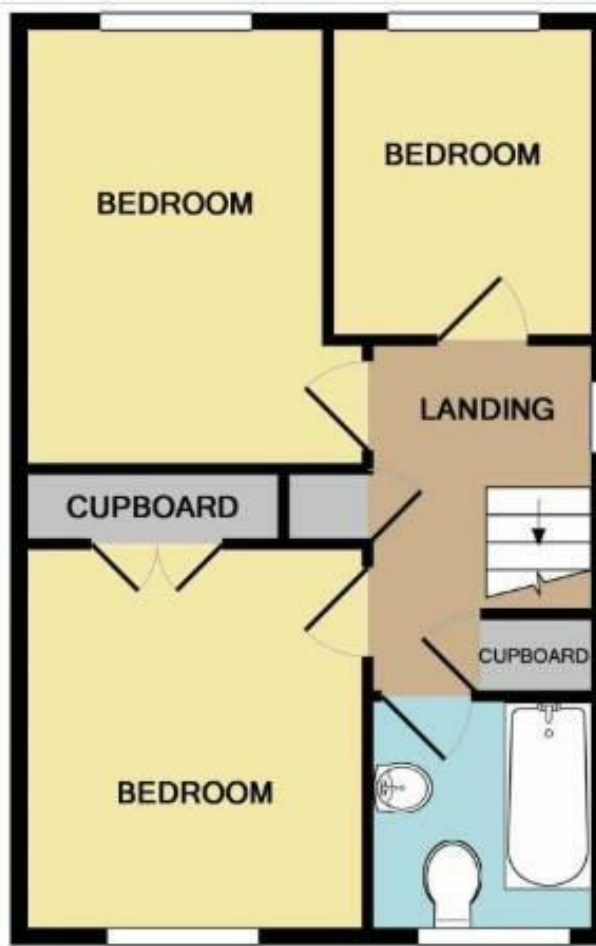








GROUND FLOOR



1ST FLOOR

**LOCAL AUTHORITY**  
Isle Of Wight Council

**TENURE**  
Freehold

**EPC RATING:**  
C

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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