



Angelica Grove | | Newport | PO30 2GH

Offers In The Region Of £230,000



Angelica Grove | Newport | PO30 2GH Offers In The Region Of

Nestled on the charming Angelica Grove in Newport, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and modern living space. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra room.

The house boasts two WC's, ensuring convenience and privacy for all occupants. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The end terrace position offers added privacy and a sense of openness.

This property benefits from easy access to local amenities, schools, and parks, ensuring that everything you need is within reach, making it an ideal choice for families.

- END OF TERRACE
- BATHROOM & DOWNSTAIRS WC
- ALLOCATED PARKING SPACE
- 2 BEDROOMS
- CLOSE TO LOCAL AMENITIES

Kitchen
10 x 9'4 (3.05m x 2.84m)

Bathroom
6'3 x 5'10 (1.91m x 1.78m)

Living Room
12'3 x 12'11 (3.73m x 3.94m)

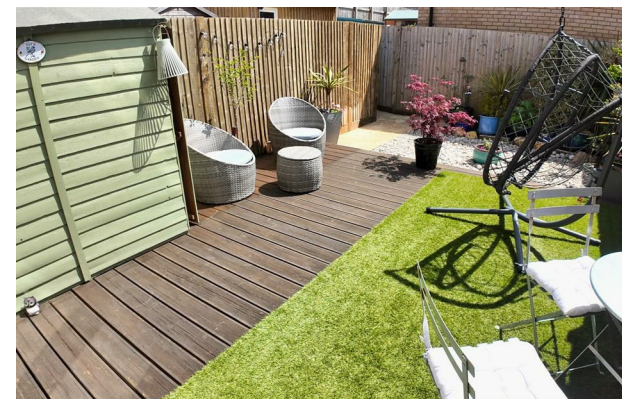
Downstairs WC
4'9 x 3'5 (1.45m x 1.04m)

Bedroom 1
12'6 x 7'8 (3.81m x 2.34m)

Rear Garden

Bedroom 2
12'7 x 9'1 (3.84m x 2.77m)

Front Exterior



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		96
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **C**
EPC Rating **B**

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