



**MARVINS**  
ESTATE AGENTS



**53 PINEVIEW DRIVE, NEWPORT, PO30 5GJ**

**PRICE £190,000**

A super opportunity to purchase an End Of Terrace house on a large corner plot in a popular residential location and ideal for First Time Buyers or Investors, as this property has a strong rental track record. The House enjoys 2 Bedrooms along with a good size Kitchen/Diner. The gardens wrap around the property giving many opportunities to enjoy the outside space. Allocated parking is also included. Hurry to view in order to not miss out.  
**NO ONWARD CHAIN.**

**COWES OFFICE**

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# 53 PINEVIEW DRIVE, NEWPORT, ISLE OF WIGHT PO30 5GJ

## GROUND FLOOR

Front door into:

### ENTRANCE HALL

Stairs to upper floor off. Radiator. Door to:

### LOUNGE

16'2 x 9'7 (4.93m x 2.92m)

Front aspect. Understairs storage cupboard. Radiator. Door to:

### KITCHEN/DINER

13'3 x 8' (4.04m x 2.44m)

Rear aspect. Fitted with a range of light wood wall and base units with worktops over and single drainer sink unit. Plumbing for washing machine. Boiler. Radiator. Door to outside.

## FIRST FLOOR

### LANDING

Doors off to:

### BEDROOM ONE

13'3 x 11'5 (4.04m x 3.48m)

Front aspect. Built in cupboard. Radiator.

### BEDROOM TWO

11'5 x 6'10 (3.48m x 2.08m)

Rear aspect. Radiator.

### BATHROOM

Suite comprising panelled bath, pedestal washbasin and low level WC.

### OUTSIDE

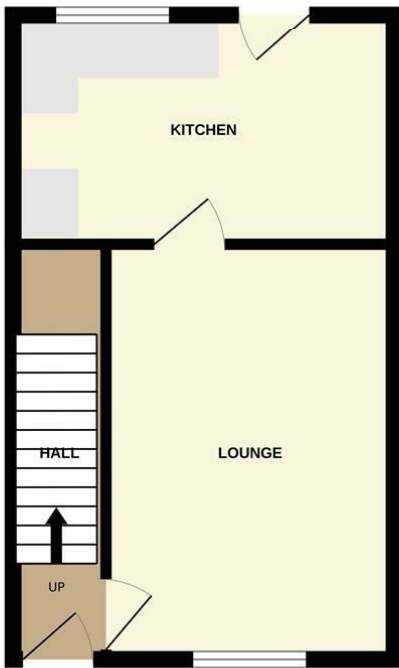
The property is sat on a corner plot, therefore providing garden laid mainly to lawn to the front side and rear. A patio area lies off the rear of the house. An allocated parking space is found conveniently in front of the house.

### TENURE

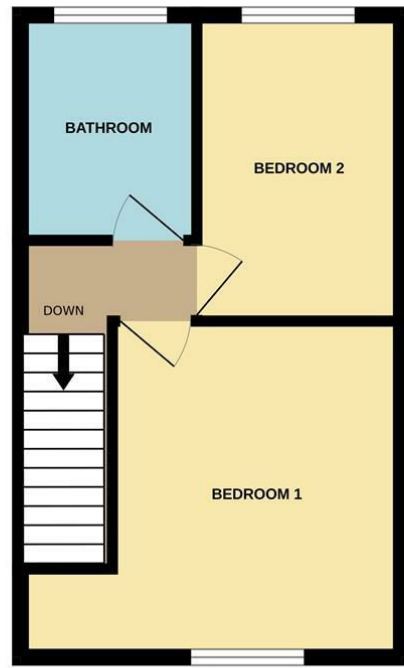
Council tax band B.



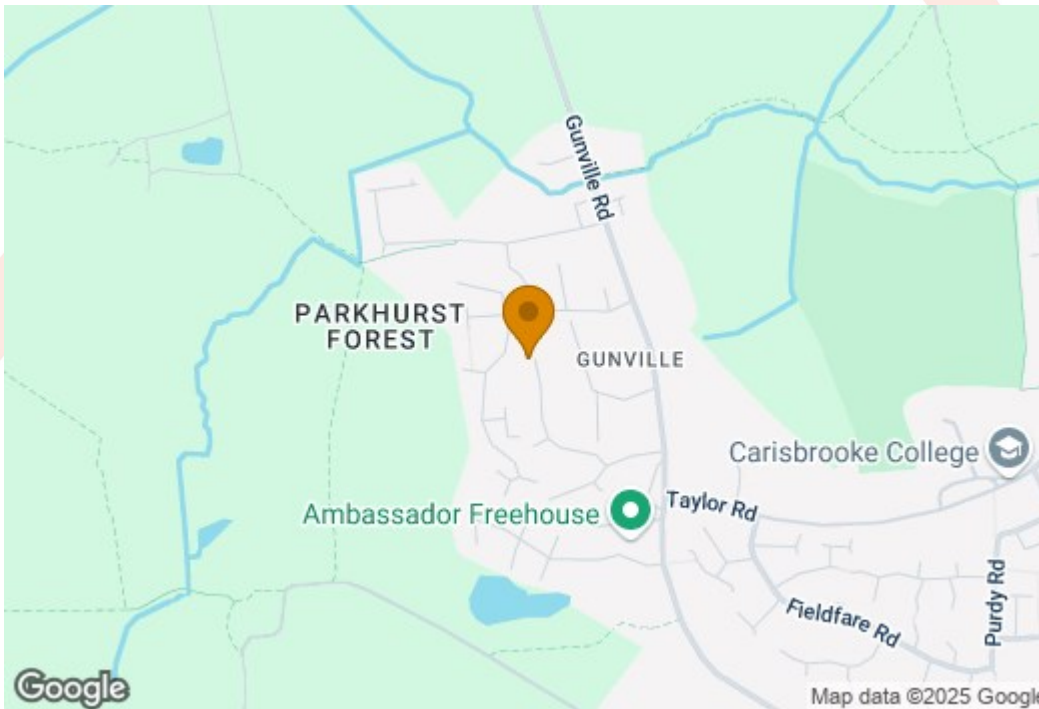
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
		<b>86</b>
	<b>68</b>	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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