



37 RED FOX SQUARE

NEWPORT, PO30 2HF

£225,000

Situated in a quiet area, this 2 bedroom modern terraced home offers a peaceful retreat and it is presented beautifully throughout. In addition a manageable garden and a GARAGE are most certainly a bonus as is the remainder of a new build guarantee.

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- 2 Bedroom terraced modern home
- Beautifully presented
- GARAGE
- Manageable garden
- Only 3 years old
- Great investment / first time buy



The accommodation with approximate measurements

Door to

Hallway

Radiator. Under stairs cupboard housing boiler, electric meter and consumer unit. Doors to:

Lounge 3.38 x 4.14 (11'1" x 13'6")

Double glazed French doors and glass panels to rear aspect. Two radiators.

Kitchen 2.88 x 3.08 (9'5" x 10'1")

Fully fitted MODERN kitchen with matching wall, base and drawer units. Fitted electric cooker. Electric hob with extractor over. Stainless steel sink and drainer with mixer tap. Space for washing machine and fridge / freezer. Double glazed window to front aspect. Radiator.

WC 1.99 x 1.05 (6'6" x 3'5")

Low level WC. Hand basin. Radiator. Extractor fan.

Stairs to first floor

Landing

Doors to

Bedroom 4.16 x 3.24 (13'7" x 10'7")

Double glazed window to rear aspect. Radiator.

Bedroom 3.01 x 3.05 (9'10" x 10'0")

Double glazed window to front aspect. Radiator. Built in wardrobe. Loft access. (insulated)

Bathroom 1.96 x 2.11 (6'5" x 6'11")

Bath with shower over and glass screen. Low level WC. Hand basin. Heated towel rail.

Outside

Rear : Fully enclosed. Patio. Gate to side aspect. Astro turf.

Garage 5.81 x 3.03 (19'0" x 9'11")

Please note the garage is LEASEHOLD. (999 year lease) (no payments made) Up and over door.

Additional Information

Council tax: Band "C"

EPC: "B"

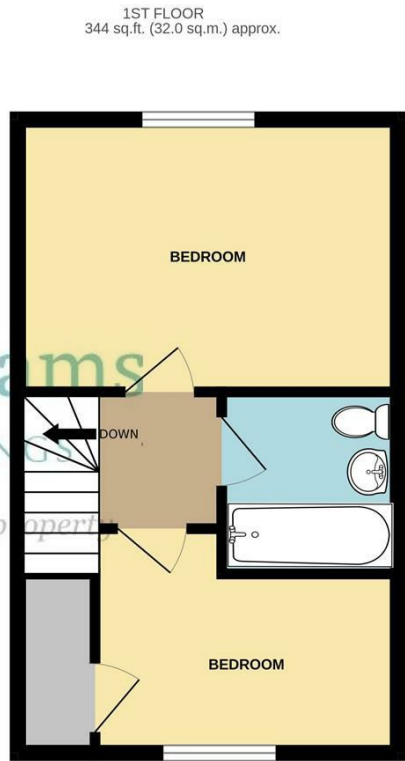
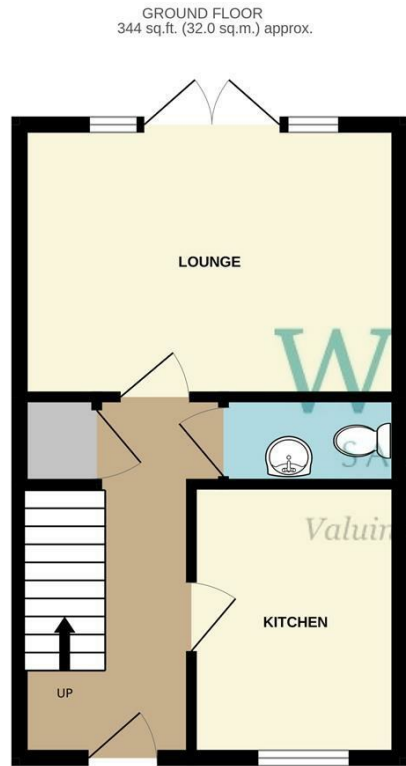
The property has the remainder of a 10 year warranty from December 2021

Services: Electric, water and Bio Mass (Biomass is renewable organic material that comes from plants and animals. Biomass can be burned directly for heat or converted to liquid and gaseous fuels through various processes.)

Estate management fee: £175 p.a.

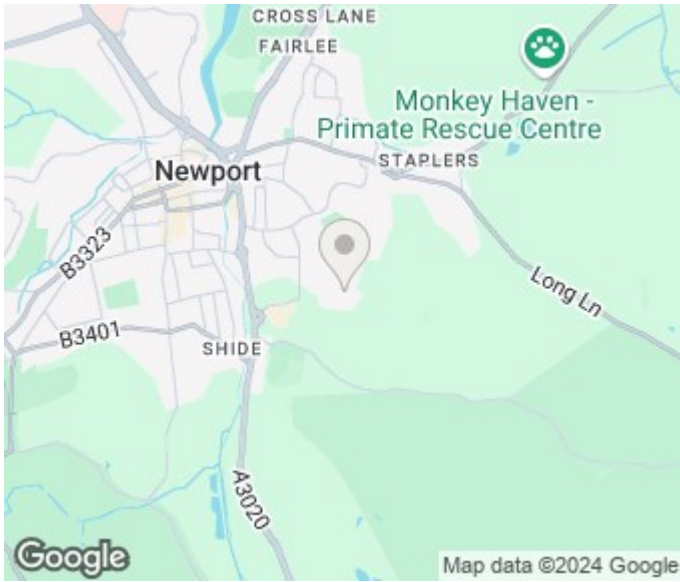
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TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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) A			96
(81-91) B		82	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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