



MARVINS
ESTATE AGENTS



9 GODRIC ROAD, NEWPORT, PO30 2FP

£239,950

A super opportunity to purchase a delightful semi detached house situated at the top of this popular residential estate within close the town centre but on the edge of town so providing easy access through to ferry links at Wootton and East Cowes. The property which enjoys an open view over Newport town, benefits from 3 bedrooms as well as well as all-important parking in the form of a Garage and two spaces behind. Offered with vacant possession, this property is a must-view and we look forward to showing you over.

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Front door to Entrance Hall. Stairs off.

CLOAKROOM

Comprising WC and Hand basin.

KITCHEN

6'9" x 10' (2.06m x 3.05m)

Front aspect. Range of attractive wall and base units. Fitted Zanussi oven and electric hob. Plumbing for washing machine. Sink unit.

LOUNGE

13'9" x 15'3" (4.19m x 4.65m)

Understairs cupboard. Two radiators. Bay window overlooking the rear garden and French style doors opening on to the outside patio area.

FIRST FLOOR LANDING

Access to loft. Radiator.

BEDROOM ONE

11'10" x 9'3" (3.61m x 2.82m)

Double front aspect with open views. Built in wardrobe. Radiator.

BEDROOM TWO

7'7" x 9'6" (2.31m x 2.90m)

Built in wardrobe. Radiator. Rear aspect.

BEDROOM THREE

5'10" x 9'3" (1.78m x 2.82m)

Radiator. Rear aspect.

BATHROOM

Comprising a white suite including panelled bath, pedestal hand basin and WC. Heated towel rail.

OUTSIDE

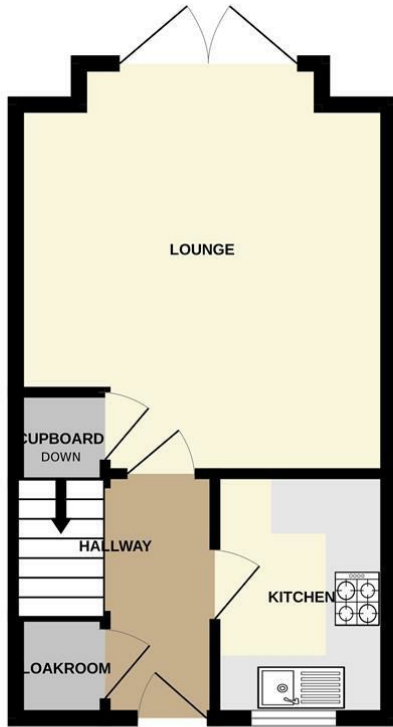
There is a garage accessed from the rear along with two convenient car parking spaces. Access to the rear garden from here. A small easy to maintain rear garden with patio. Garden shed.

TENURE

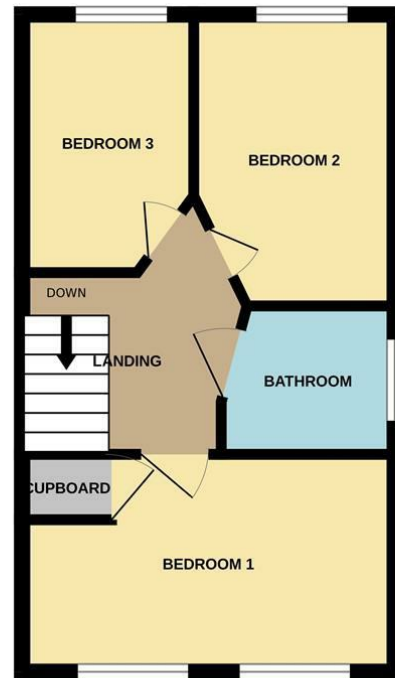
This property is Freehold. Council tax band C.



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) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (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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