



**MARVINS**  
ESTATE AGENTS



**27 PURDY ROAD, NEWPORT, PO30 5SU**

**PRICE £225,000**

A great opportunity to purchase a super two bedroom semi detached house situated in a quiet spot on the ever popular Carisbrooke Park estate, close to local schools as well as the town centre and all its amenities. The property offers well arranged accommodation including a Kitchen/Diner. All-important parking is provided with a garage to the rear. With no onward chain this really is a super chance for someone to buy a delightful home.

**COWES OFFICE**

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## 27 PURDY ROAD, NEWPORT, ISLE OF WIGHT PO30 5SU

Front porch

### LOUNGE

14' x 13'6" (4.27m x 4.11m)

Stairs off. Radiator. Front aspect.

### KITCHEN/DINING AREA

13'6" x 10'11" (4.11m x 3.33m)

Range of wall and base units. Single drainer sink unit. Plumbing for washing machine. Aspect over rear garden. Door to side Utility Area 16' x 4' which is a useful area and provides access to both front and rear.

First Floor Landing. Access to Loft.

### BATHROOM

White suite comprising bath, WC and pedestal hand basin.

### BEDROOM ONE

13'11" x 11'9" (4.24m x 3.58m)

Built in wardrobe. Radiator. Super aspect over Carisbrooke Castle.

### BEDROOM TWO

11' x 8'4" (3.35m x 2.54m)

Rear aspect. Radiator.

### OUTSIDE

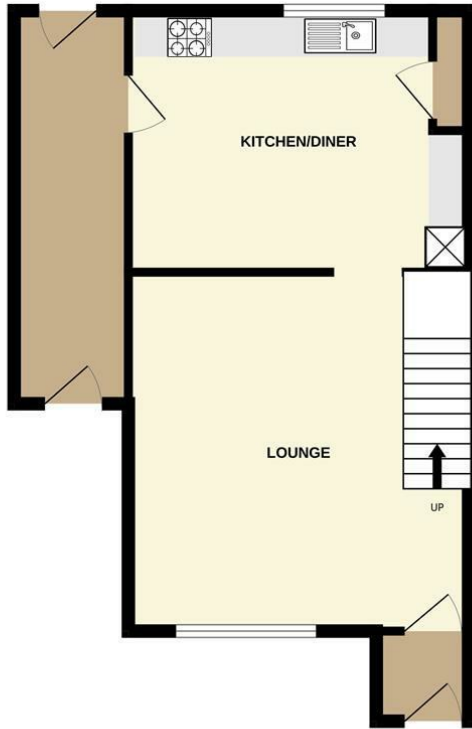
Open plan front garden. Pathway to porch. Side access. There is a rear garden which includes a small patio. There is a garage to the rear with vehicular access provided by a service road to the rear.

### 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) <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		
	82	85
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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