



MARVINS
ESTATE AGENTS



13 CAESARS ROAD, NEWPORT, PO30 5ED

PRICE £175,000

Situated just off the town centre and close to all local amenities is this 2/3 Bedroom Terrace House. Requiring some modernising the property offers the new owner the chance to create the perfect home for their needs and taste. Accommodation includes two Reception Rooms, along with 2/3 Bedrooms (the third could be used in its current form or perhaps be converted to an en suite) on the first floor. A useful Conservatory/Utility area off the Kitchen provides access to the rear garden which in turn benefits from a rear pedestrian access.

The property is available with no onward chain allowing the purchaser to complete quickly. Hurry to avoid missing out!

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13 CAESARS ROAD, NEWPORT, ISLE OF WIGHT PO30 5ED

Front Entrance Door with stairs off. Radiator.

LOUNGE

11' x 10'4" (3.35m x 3.15m)

Radiator. Front aspect.

DINING ROOM

14'4" x 10'4" (4.37m x 3.15m)

Radiator. Rear aspect. Door to:

KITCHEN

7'5" x 9'5" (2.26m x 2.87m)

Range of wall and base units. Single drainer sink unit.

Gas point. Access to:

UTILITY

8'4" x 4'4" (2.54m x 1.32m)

A useful area with access to garden.

SHOWER

Shower cubicle, WC and hand basin. Radiator.

UTILITY/CONSERVATORY

10'5" x 5'3" (3.18m x 1.60m)

Access to garden.

First Floor

BEDROOM ONE

14'5" x 10'6" (4.39m x 3.20m)

Front aspect. Radiator. Fireplace. Cupboard.

BEDROOM TWO

14'5" x 10'5" (4.39m x 3.18m)

Rear aspect. Radiator. Fireplace. Cupboard.

BEDROOM THREE

7'5" x 9'1" (2.26m x 2.77m)

Rear aspect. Radiator. Boiler.

OUTSIDE

Rear garden laid to lawn. Patio. Rear pedestrian access.

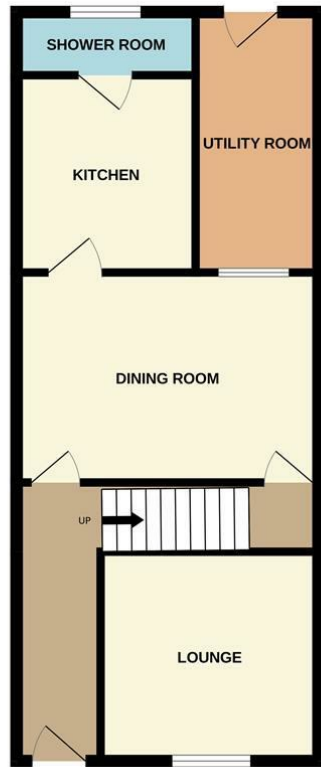
TENURE

This property is Freehold. Council tax band B.





GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

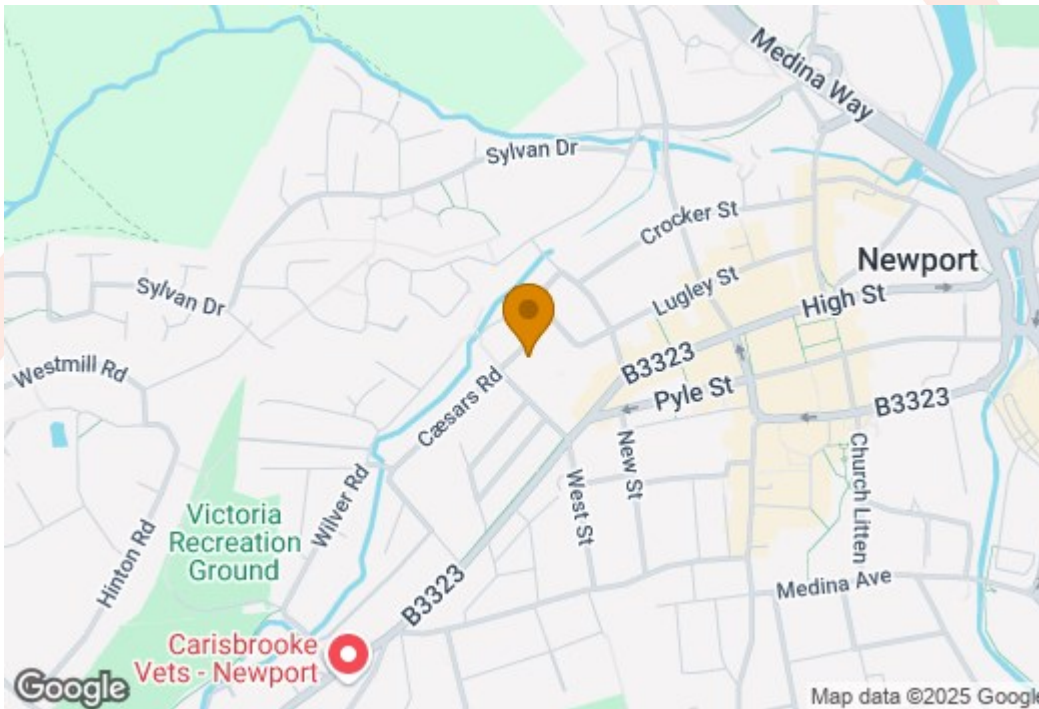


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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		83
(81-91) B		
(69-80) C		68
(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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