



**MARVINS**  
ESTATE AGENTS



**10 GODRIC ROAD, NEWPORT, PO30 2FR**

**OFFERS IN EXCESS OF £235,000**

Nestled in the sought-after residential area of Godric Road, Newport, this modern 'David Wilson House for Life' three-bedroom house offers a perfect blend of comfort and contemporary living. Ideal for families or professionals, the property boasts a spacious lounge diner, providing an inviting space for relaxation and entertaining guests.

The house features three bedrooms, ensuring ample space for everyone. The master bedroom benefits from an en-suite Shower Room, adding a touch of luxury and convenience, while a separate family bathroom caters to the needs of the household. The property also benefits from a biomass central heating system.

Outside, the property is complemented by a lovely garden, perfect for enjoying the outdoors, whether for gardening, play, or simply unwinding in the fresh air. Two off road parking spaces at the rear of the property. This home is situated in a popular area close to schools, shops and transport links.

#### COWES OFFICE

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## 10 GODRIC ROAD, NEWPORT, ISLE OF WIGHT PO30 2FR

### GROUND FLOOR

Double glazed entrance door into:

#### HALLWAY

Stairs to upper floor off. Radiator. Understairs storage cupboard. Additional built in storage cupboard. Wood effect flooring. Doors off to:

#### KITCHEN

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

Double glazed window to front. Fitted with a range of modern floor and wall cupboards with bevel edged worktops over. Stainless steel sink with chrome mixer tap over. Integral electric hob with electric oven under and extractor fan over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring.

#### CLOAKROOM

White suite comprising pedestal washbasin, low level WC. Radiator. Wood effect flooring.

#### LOUNGE/DINER

14' x 15'11" (4.27m x 4.85m)

Double glazed window to rear. Double glazed door leading out to rear garden. Two radiators. Washed wood effect flooring.

### FIRST FLOOR

#### LANDING

Built in storage/linen cupboard housing back up immersion heater. Radiator. Loft access. Doors off to:

#### BEDROOM ONE

13'4" x 8'4" (4.06m x 2.54m)

Double glazed window to front. Radiator. Built in wardrobes. Door to:

#### EN SUITE SHOWER ROOM

White suite comprising integral shower cubicle with chrome shower over. Low level WC. Pedestal washbasin with chrome mixer tap and tiled splashback. Tiled effect flooring. Radiator.

#### BATHROOM

Frosted double glazed window to front. White suite comprising panelled bath with chrome mixer tap and shower attachment over. Pedestal washbasin with chrome mixer tap and tiled splashback. Low level WC. Radiator. Partly tiled walls. Tiled effect flooring.

#### BEDROOM TWO

13'5" x 8'4" (4.09m x 2.54m)

Double glazed window to rear. Radiator.

#### BEDROOM THREE

9'4" x 7'3" (2.84m x 2.21m)

Double glazed window to rear. Radiator.

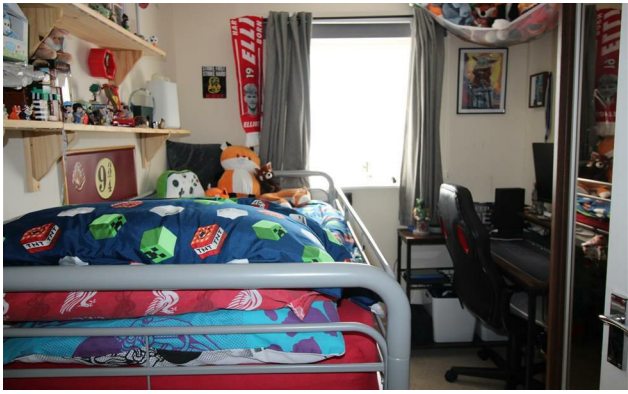
### OUTSIDE

To the front of the property is a paved and gravelled area, enclosed by hedging and leading to front door. To the rear is the West facing garden, enclosed with patio area laid with brick paving. Outside power and water. Steps down to further area laid mainly with faux grass and paved pathway leading to shed and rear access. Two off road parking spaces at the rear of the property.

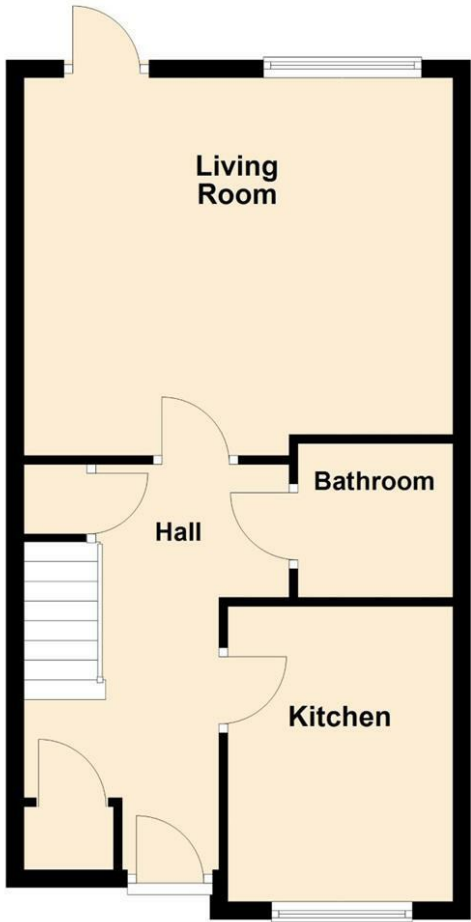
### TENURE

This property is Freehold. Council tax band C.

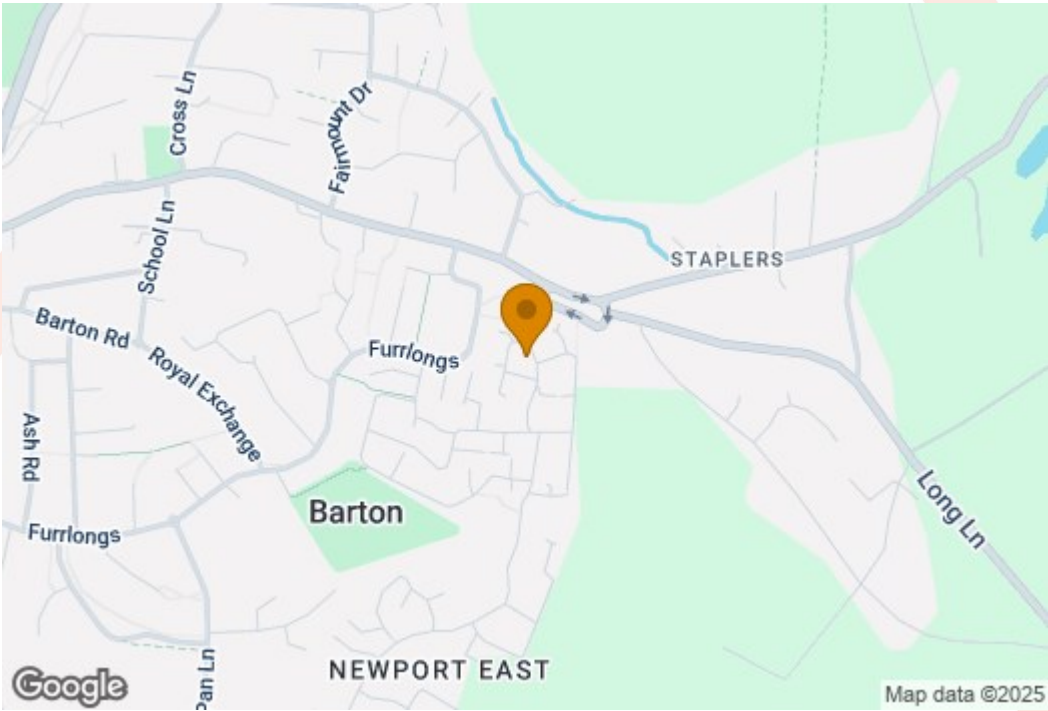
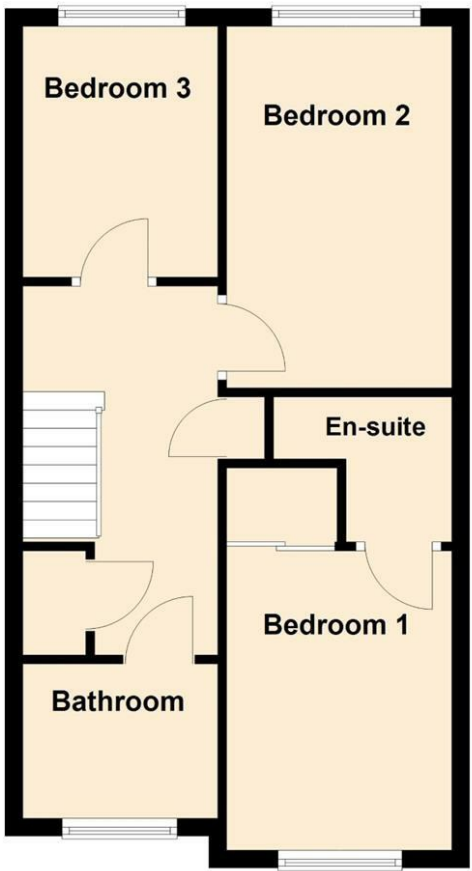




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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