



MARVINS
ESTATE AGENTS



1 ROLANDS TERRACE TRAFALGAR ROAD, NEWPORT, PO30 1PS **£160,000**

Offered **CHAIN FREE**, this end of terrace two bedroom home is ideally situated within easy reach of Newport town centre and the main bus station, making it an excellent choice for those seeking convenience and accessibility.

The accommodation comprises a Kitchen, Lounge with patio doors opening onto the rear garden, two Bedrooms and a Bathroom. The property further benefits from electric heating and double glazing.

Externally, there is parking for two vehicles to the front, together with an easily maintained rear garden enjoying pedestrian access.

This property would make an ideal first time purchase, investment opportunity or low maintenance home for those looking to be close to local amenities and transport links.

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1 ROLANDS TERRACE TRAFALGAR ROAD, NEWPORT, PO30 1PS

Double glazed Entrance door to:

ENTRANCE HALL

Dimplex night storage heater. Stairway to upper floor off.

KITCHEN

14' x 7'4" (4.27m x 2.24m)

Range of fitted floor and wall cupboards with bevel edged work tops. Stainless steel sink unit with mixer tap over. Electric cooker point. Plumbing for washing machine. Double glazed window to front. Understairs storage cupboard. Door to:

LOUNGE

16'8" x 10'7" (5.08m x 3.23m)

Dimplex night storage heater. Double glazed sliding patio doors to rear patio garden.

FIRST FLOOR

Landing with loft access. Built in cupboard housing hot water tank.

BEDROOM ONE

13'8" max x 10'7" max (4.17m max x 3.23m max)

Double glazed window to the front. Dimplex convector heater.

BEDROOM TWO

7'10" x 10'7" (2.39m x 3.23m)

Double glazed window. Dimplex heater.

BATHROOM

Panelled bath with electric shower over. Pedestal wash basin and low level WC. Dimplex wall heater.

OUTSIDE

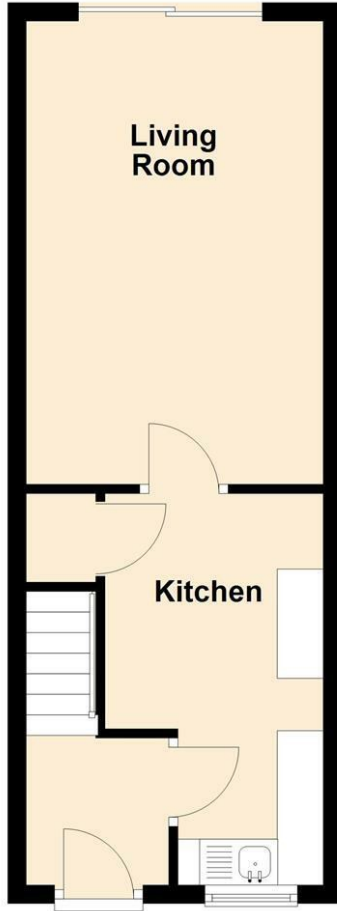
Gravelled garden to front. Side access to paved rear garden and gated pedestrian access. Parking space to front.

TENURE

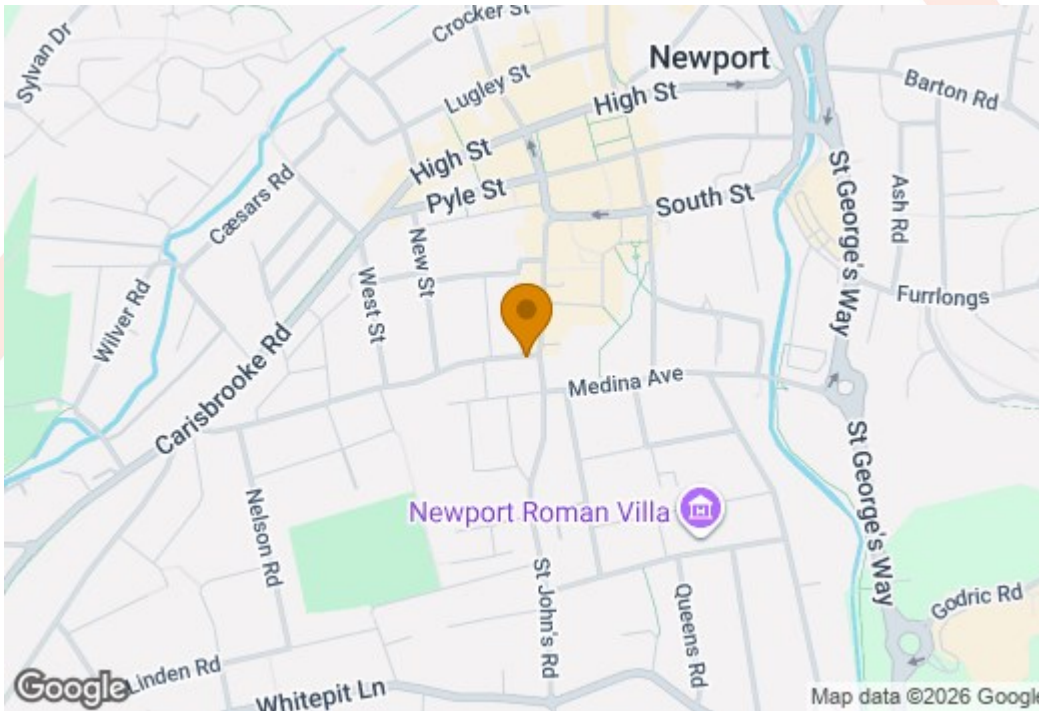
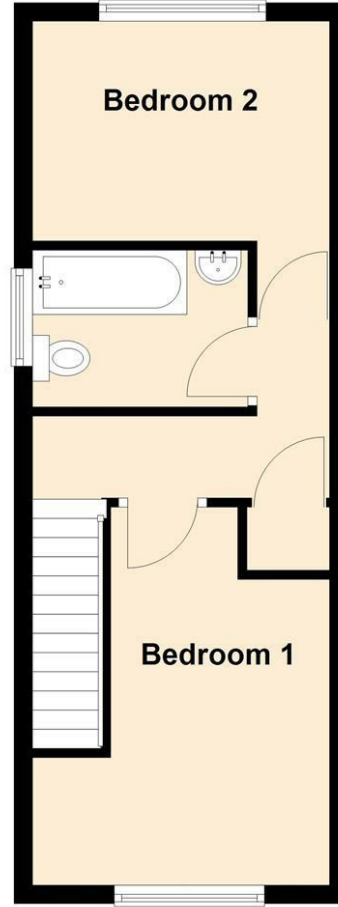
This property is Freehold. Council tax band B.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		51	
(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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