



**£225,000**

111 Carisbrooke High Street, Newport, Isle of Wight, PO30 1NU





**Two bedroom semi-detached house located on Carisbrooke High Street. This character property boasts two reception rooms, two bedrooms, kitchen and a bathroom, offering a cosy cottage and traditional feel. The property is in need of modernisation though presents a fantastic opportunity for those looking to make improvements in their own style and tastes.**

**One of the highlights of this property is its good-sized garden, perfect for enjoying the outdoors and potentially creating a beautiful outdoor space. Additionally, the views of Carisbrooke castle add a touch of history and charm to the surroundings, making it a unique and picturesque setting.**



**If you are someone who appreciates the character and history of period properties and enjoys the idea of transforming a house into a home, then this property could be the perfect match for you. Don't miss out on the opportunity to own a piece of history and create your own haven in this delightful location.**

**Newport is the Islands capital town, and it's central location makes travel to the rest of the Island more accessible. There is a regular bus service at the main station in the town centre where you can access nearly all available routes. There are multiple schools and also St Mary's hospital making Newport an ideal choice of home for working professionals in these industries.**



**Hall**

**Reception Room 1** 12'06 x 10'03

**Reception Room 2** 12'06 x 10'03

**Kitchen** 9'11 x 7'06

**Landing**

**Bedroom 1** 12'06 x 10'03

**Bedroom 2** 12'06 x 10'03

**Bathroom**

**Outside**

To the front of the property is a low stone wall on the front boarder with a hedge , there is gate access to a path leading to front door on the side of the property. The garden space opens up to the right hand side and rear of the property and is of good size. The garden is mostly lawn on varying different levels and contains a range of mature plants, hedges and bushes, 3 greenhouses of varying condition and a timber shed. There is a brick out house and brick shed built onto the rear of the property. The left boundary is fenced, rear boundary part fenced and hedged, the front side boundary is hedged. The property also owns the strip of land with hedging on the other side of the private unmade lane to the right of the property, that runs parallel to the plot. Good views of Carisbrooke castle are are obtained around the garden with one raised are being ideal for a patio, seating area or summer house taking advantage of the panorama.

**Council Tax**

Band B - Please contact the Isle of Wight County Council for more information.

**Tenure & Charges**

Freehold

**Services**

Unconfirmed mains drainage, mains water, mains electric, mains gas. - Broadband Delivery: Unconnected - Network Availability: WightFibre, Openreach - Fastest estimated speeds predicted by the network operator(s): Standard DL 13Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps - Mobile Signal/Coverage: EE (likely), Three (likely), O2 (voice limited, data none), Vodaphone (voice limited, data none). All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

**Construction**

The property is believed to be of Standard Construction, with the brick store and out house being single skin though not an integral part of the property. Further inspection by a qualified surveyor at the buyers appointment is advisable.


**Additional Info**

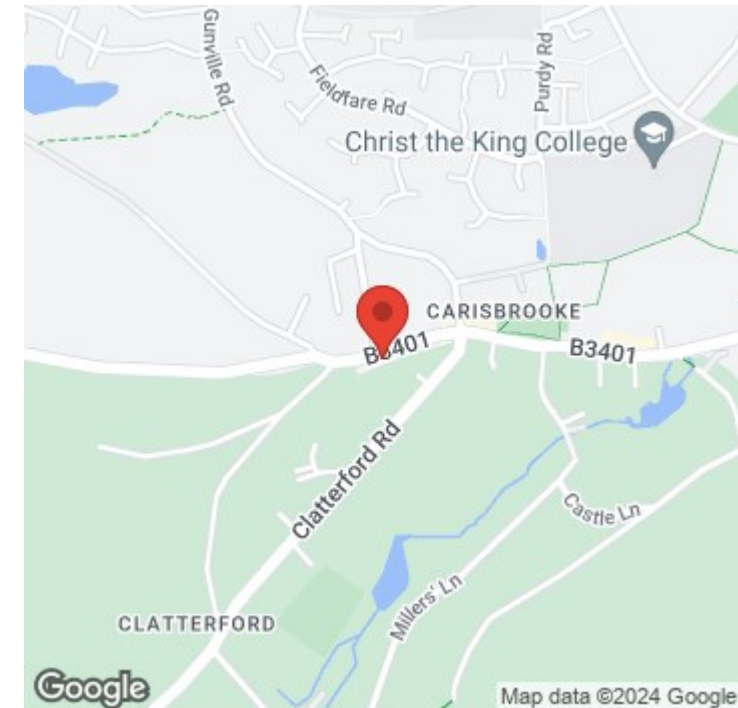
Flood & Erosion Risk - Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcowes@wright-iw.co.uk**

**wright**  
 estate agency