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wright  
estate agency



**£180,000**

6 Caesars Road, Newport, Isle of Wight, PO30 5ED









Set along Caesars Road in Newport, this charming house presents an excellent opportunity for first-time buyers or savvy investors to secure a property with private off road parking, which is rare find for the location. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this home is its proximity to schools catering to all ages, making it an ideal choice for families. Additionally, a nearby recreational park offers a delightful space for outdoor activities and leisure. The property is also within walking distance to the town centre, ensuring that shops, cafes, and essential amenities are easily accessible.

The house is chain-free, allowing for a smooth and straightforward purchase process. Furthermore, the good-sized garden offers a private outdoor retreat, perfect for gardening enthusiasts or those who simply wish to enjoy some fresh air. The off road parking at the rear of the property completes this fantastic property.



In summary, this property on Caesars Road is a fantastic opportunity that combines comfort, convenience, and potential. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house is well worth considering.

This home is set in an ideal situation that is convenient for the local schools, churches and of course Newport town offering many supermarkets, shops and facilities. The multi-screen cinema is on the edge of town with many eateries around offering a range of foods from simple to exotic. The town also has the Isle of Wight College, Medina and the Apollo Theatres and a good range of entertainment both during the day and evening.



<b>Porch</b>	
<b>Lounge/ Diner</b>	23'8" x 12'9"
<b>Kitchen</b>	9'6" x 7'1"
<b>Sun Room</b>	10'4" x 5'6"
<b>First Floor - Landing</b>	
<b>Bedroom 1</b>	12'11" x 11'2"
<b>Bedroom 2</b>	12'0" x 8'0"
<b>Bathroom</b>	9'7" x 7'0"
<b>Outside</b>	
The garden is mainly laid to artifical lawn with timber bar area, raised decking and storage.	

**Parking**  
At the rear of the property there is a driveway which provides off road parking for 1 car.


**Council Tax**  
Band B

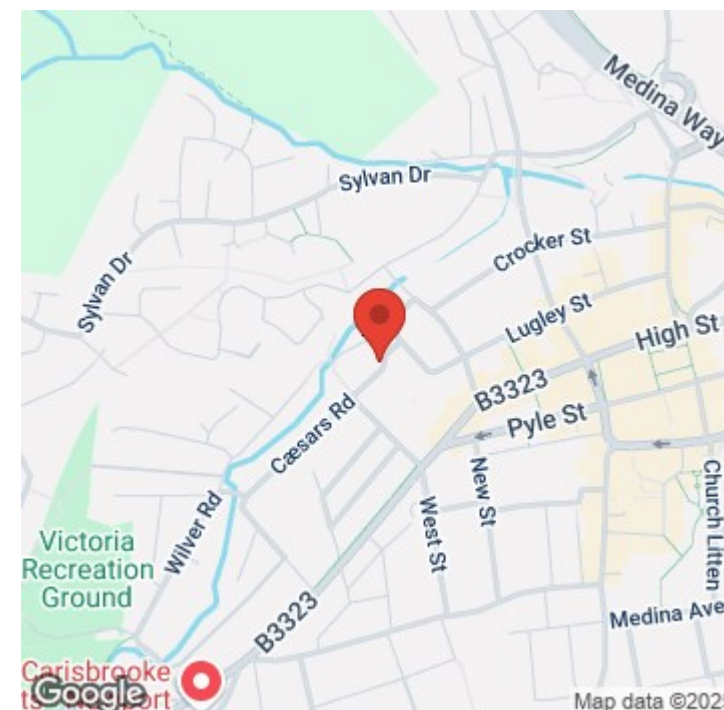
**Tenure**  
Freehold

**Services**  
Mains Drainage. water, electric and gas

**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>	<b>65</b>	<b>87</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		
England & Wales		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.

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