

Red Squirrel LTD. Property Shop

44 & 44a Carisbrooke High Street Newport, PO30 1NR

£325,000



CHAIN FREE! Perfectly located in the centre of the popular village of Carisbrooke, within easy reach of local amenities, bus routes and popular walks. The restaurant area is fully equipped with a bar area, two dining halls, two WC's, kitchen, wash room, substantial garden and outbuilding fully equipped to run as a bar/other seating area. The newly refurbished apartment above consists of a living room, modern-fitted kitchen, two bedrooms, modern-fitted bathroom and good-sized roof terrace garden. Other benefits include freehold to whole building, gas central heating, double glazing and permit parking opposite in the off road car park. PLANNING APPROVED TO CHANGE GROUND FLOOR TO APARTMENT!

WHOLE BUILDING

RESTAURANT

AMPLE GARDENS & OUTBUILDINGS

2 BEDROOM APARTMENT

ROOF TERRACE GARDEN

TENANTS-IN-SITU & FREEHOLD TO BUILDING

ROOMS

Restaurant

Approx: 95 Square metres. Set over two levels the ground level has a bar area, radiator, kitchen, wash room, a good-sized dining hall and two separate WC's. First floor level: Generously-sized dining area. Window to rear aspect. Over stairs storage. Radiator. Door to side aspect leading to garden.

Apartment

Two bedrooms. Open plan living room leading to kitchen. Modern-fitted bathroom. The apartment also benefits from a private roof terraced garden with cover.

Outside 0' 0" x 0' 0" (0.00m x 0.00m)

Substantial gardens. Access via to apartment. Outbuilding: 34' 0" x 17' 7" Fully insulated and decorated throughout, this outbuilding is currently split into two sections. One being a bar area with separate storage cupboard. The other as storage. Both have double glazed French doors to front aspect and power. Covered terrace: 14'10" x 9' 11". Providing further outside seating.

Tenure

This is offered with the freehold of the building. The building consists of three properties, the restaurant and two apartments. Only the restaurant and two bedroom first floor apartment are for sale with the freehold.

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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