



## 60 STAPLERS ROAD NEWPORT, PO30 2DQ

£265,000  
FREEHOLD

This delightful 3-bedroom semi-detached home offers a cozy retreat with its wrap-around mature gardens and perfect for those who appreciate a touch of nature right at their doorstep. Good-sized rooms throughout and also boasting a garage and off-road parking. An early viewing is recommended.

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SALES & LETTINGS

# 60 STAPLERS ROAD

- 3 bedroom semi detached
- Arranged over three floors
- Garage and ORP
- Great family home
- Mature gardens and garage



The accommodation with approximate measurements co

Door to

**Hallway**

Stairs to first floor. Radiator. Under stairs cupboard. Doors to:

**Lounge 11'11" x 10'11"**

Double glazed window to front aspect. Radiator. Double doors to:

**Dining room 13'8" x 11'3"**

Double glazed window to rear aspect. Radiator. Multi fuel burner ( Not tested)

**Breakfast room**

Cupboard housing Vaillant wall hung boiler. Double glazed window to rear aspect. Open to:

**Kitchen 14'2" x 9'4"**

Fully fitted with matching wall, base and drawer units. Space for washing machine, dishwasher and fridge/freezer. Built in eye level cooker and grill. Sink and drainer. Double glazed windows to side and rear aspects. Double glazed French doors to wrap around garden.

**Stairs to first floor**

**Landing**

Airing cupboard. Double glazed window to side aspect. Loft access. Doors to:

**Bedroom 10'10" x 7'7"**

Double glazed window to rear aspect. Radiator.

**Bedroom 11'6" x 11'10"**

Double glazed window to front aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Bath with shower over. Low level WC. Hand basin. Heated towel rail.

**Study area 7'0 ( max) x 6'10 ( max)**

Stairs to master bedroom

**Master bedroom 19'5 x 11'8 ( max)**

3 velux windows. Electric heater. Storage into eaves.

**Outside**

Wrap around gardens mainly laid to lawn with mature trees, shrubs and plants. Greenhouse.

Garage and ORP

**Additional Information**

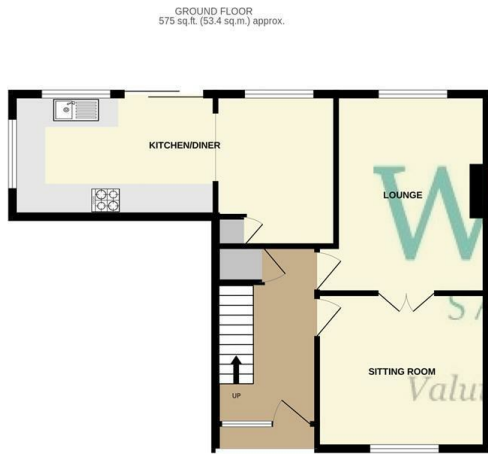
Council tax : Band "C"

EPC "D"



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TOTAL FLOOR AREA: 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements