



MARVINS
ESTATE AGENTS



65 WHITEPIT LANE, NEWPORT, PO30 1NF
PRICE £240,000

A character family home situated close to the Newport town but also the village of Carisbrooke as well as the Carisbrooke Castle and surrounding countryside. Benefitting from three bedrooms and two reception rooms and a good size rear garden, this home now requires upgrading and modernising - the perfect opportunity for the next owner to stamp their own mark on their new home. The property will suit many but in particular a family seeking a character home in a popular convenient location. No onward chain.

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65 WHITEPIT LANE, NEWPORT, ISLE OF WIGHT PO30 1NF

Covered Entrance Porch. Front door to Reception Hall. Stairs off. Understairs cupboard. Radiator.

LOUNGE

11'11" x 11'2" (ex bay) (3.63m x 3.40m (ex bay))
Tiled fireplace. Double glazed bay window. Radiator.
Open throughway to:

DINING ROOM

10'1" x 12'11" (3.07m x 3.94m)
Double doors to outside patio. Radiator. Servery to Kitchen.

KITCHEN

7'5" x 9'11" (2.26m x 3.02m)
Understairs cupboard. Range of light coloured and stainless steel Kitchen units. Single drainer sink unit. Gas cooker point. Wall mounted boiler. Radiator. Door to outside.

FIRST FLOOR LANDING

Access to loft.

BATHROOM

Comprising panelled bath, pedestal hand basin and WC. Radiator.

BEDROOM ONE

11'10" x 11'2" (ex bay) (3.61m x 3.40m (ex bay))
Double glazed bay window enjoying far reaching views over Newport. Built in wardrobes. Radiator.

BEDROOM TWO

10'1" x 12'11" (3.07m x 3.94m)
Rear aspect over gardens. Radiator. Built in cupboards.

BEDROOM THREE

7'6" x 9'10" (2.29m x 3.00m)
Built in cupboards. Radiator. Rear aspect over garden.

OUTSIDE

Small garden laid to lawn at the front. Gated pathway to front porch. To the rear is a good size rear garden with all the potential! A patio terrace area lies off the rear of the property.

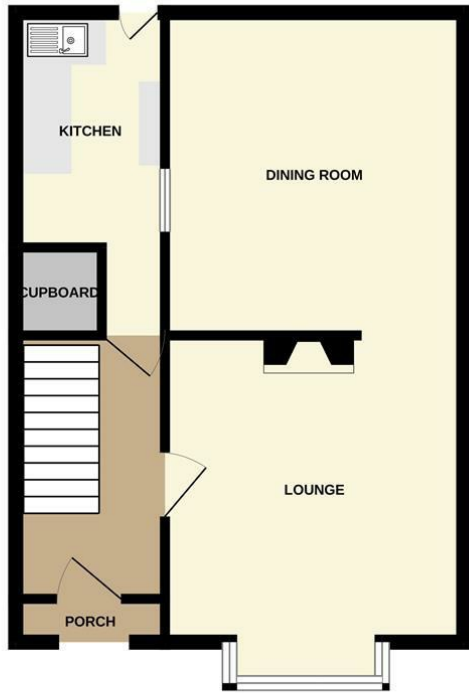
TENURE

This property is Freehold.
Council Tax Band C

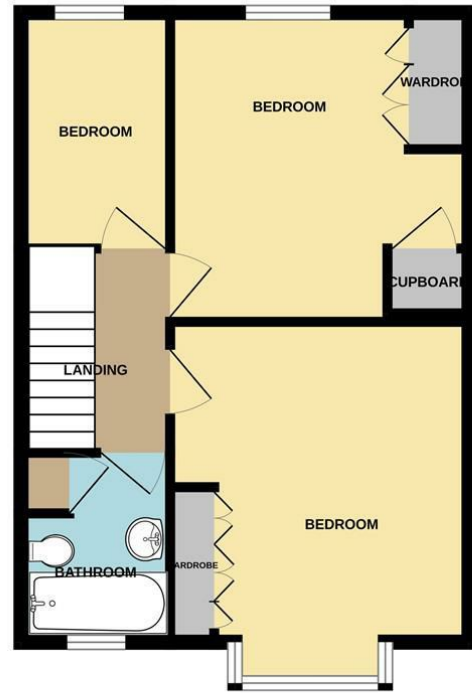




GROUND FLOOR



1ST FLOOR



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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		83
(69-80) C		
(55-68) D	68	
(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 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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