



**MARVINS**  
ESTATE AGENTS



## 9 CAESARS ROAD, NEWPORT, PO30 5ED

**£205,000**

Hurry to view this super Terraced House in popular Caesars Road in Newport, just off the town centre and therefore convenient for all local amenities. The home has been lovingly cared for by the present owners with accommodation including 2 reception rooms, and a super extended Kitchen, 2 Bedrooms on the first floor and a super loft room, making this house very versatile. An easy to maintain rear garden is the perfect place to unwind and relax. Available with NO ONWARD CHAIN, we look forward to showing you over.

### COWES OFFICE

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## 9 CAESARS ROAD, NEWPORT, ISLE OF WIGHT PO30 5ED

### ENTRANCE HALL

Radiator. Stairs off.

### LOUNGE

10'7" x 10'6" (3.23m x 3.20m)

Front aspect via Double Glazed window. Radiator.

### DINING ROOM

14'1" x 10'5" (4.29m x 3.18m)

Rear aspect via Double Glazed window. Useful understairs cupboards. Radiator.

### KITCHEN

9' x 7'4" (2.74m x 2.24m)

Fitted with an attractive range of light wooden fronted units. Built in oven and separate gas hob. Plumbing for a dishwasher.



### BREAKFAST AREA

11'11" x 5'7" (3.63m x 1.70m)

Part of the extended Kitchen area and also provides access to the Cloakroom and door to outside.

### CLOAKROOM

WC and Handbasin.

### LANDING

Stairs off to the Loft Room

### BEDROOM ONE

13'11" x 10'6" (4.24m x 3.20m)

Front aspect via Double Glazed window. Radiator.



### BEDROOM TWO

14'1" x 7'3" (4.29m x 2.21m)

Rear aspect via Double Glazed window. Access to the Bathroom

### BATHROOM

Including a tasteful modern suite comprising bath with shower unit over, vanity unit with inset hand basin, and WC. Radiator.

### LOFT ROOM

12'10" x 11'4" (3.91m x 3.45m)

A room with character and versatility! Includes a skylight window. Plenty of under eaves storage space.



### OUTSIDE

The owners have created a super low maintenance free rear south-facing rear garden perfect for enjoying the summer days. A convenient pedestrian access is found to the rear.

### TENURE

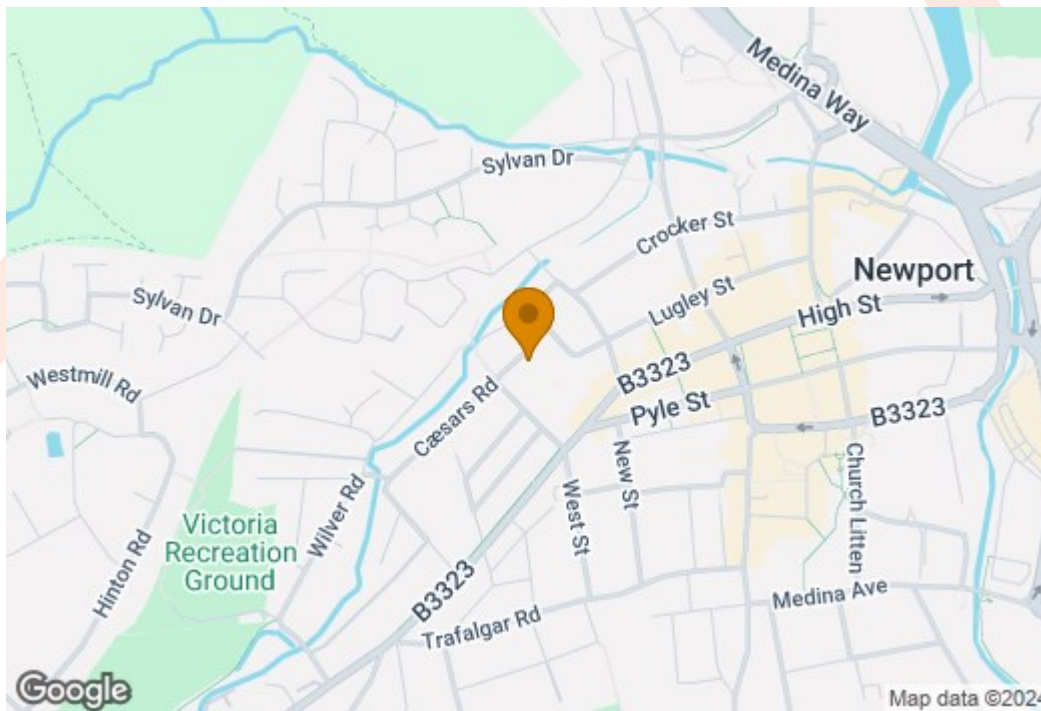
The property is Freehold. Council tax band B.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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			67
		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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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