



MARVINS
ESTATE AGENTS



45 ROBIN HOOD STREET, NEWPORT, PO30 2AJ

PRICE £200,000

Welcome to Robin Hood Street, Newport - a charming location for this delightful end terrace home! This property boasts two spacious bedrooms and two modern bathrooms, perfect for a small family or professionals looking for a comfortable living space. As you step inside, you'll be greeted by a large double aspect living/dining room, ideal for entertaining guests or simply relaxing after a long day. The layout of this home offers a sense of openness and brightness, creating a welcoming atmosphere throughout. One of the highlights of this property is the enclosed rear garden, providing a private outdoor space. The garden offers a peaceful retreat from the hustle and bustle of everyday life. Both bedrooms in this home are generously sized, offering plenty of space for rest and relaxation. Don't miss out on the opportunity to make this charming end terrace house your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

COWES OFFICE

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GROUND FLOOR

Double glazed front door into:

PORCH

4' x 2'7 (1.22m x 0.79m)

Glazed door into:

LIVING/DINING ROOM

21'4 x 13'3 (6.50m x 4.04m)

Double glazed window to front. Double glazed window to rear. Stripped wooden flooring. Two radiators. Feature fireplace with hearth. Open tread staircase to upper floor off. Door to:

KITCHEN

8' x 9'4 (2.44m x 2.84m)

Double glazed window to side. Fitted with a range of floor and wall cupboards with worktops over. Stainless steel sink with chrome mixer tap over. Tiled splashbacks. Space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Radiator. Door to rear garden. Door to:

BATHROOM

5'11 x 7'5 (1.80m x 2.26m)

White suite comprising panelled bath with chrome mixer tap and shower attachment over. Low level WC. Modern vanity unit with raised sink and chrome mixer tap and storage drawers under. Tiled splashbacks. Radiator. Stripped wood effect flooring. Double glazed window to side.

FIRST FLOOR

LANDING

Doors off to:

BEDROOM ONE

10'2 x 14' (3.10m x 4.27m)

Double glazed window to front. Radiator.

BEDROOM TWO

13'3 x 10'11 (4.04m x 3.33m)

Double glazed window to rear. Radiator. Original Victorian cast iron grate to chimney breast with wooden shelf over. Door to:

INNER HALLWAY

3'11 x 7'11 (1.19m x 2.41m)

Wall mounted Worcester boiler. Hanging and shelf storage space. Wood effect flooring. Door to:

SHOWER ROOM

4'10 x 8' (1.47m x 2.44m)

Double glazed window to rear. White suite comprising glass shower enclosure with sliding door and chrome shower attachment. Low level WC. Vanity unit with sink, chrome mixer tap over and cupboard storage under. Chrome heated towel rail.

OUTSIDE

To the rear of the property there is an enclosed garden, mainly paved, with timber shed and a raised seating area. Side access to front.

TENURE

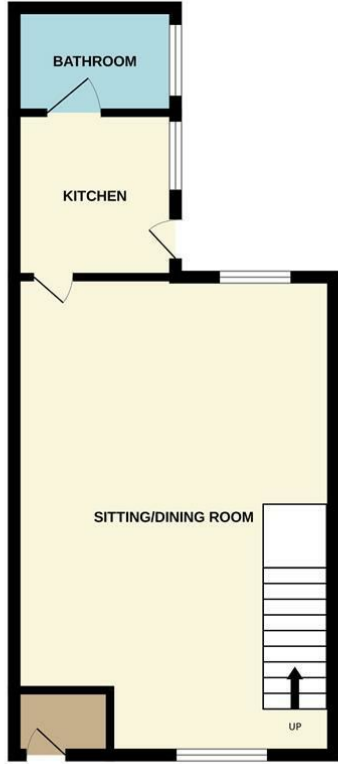
This property is Freehold. Council tax band C.



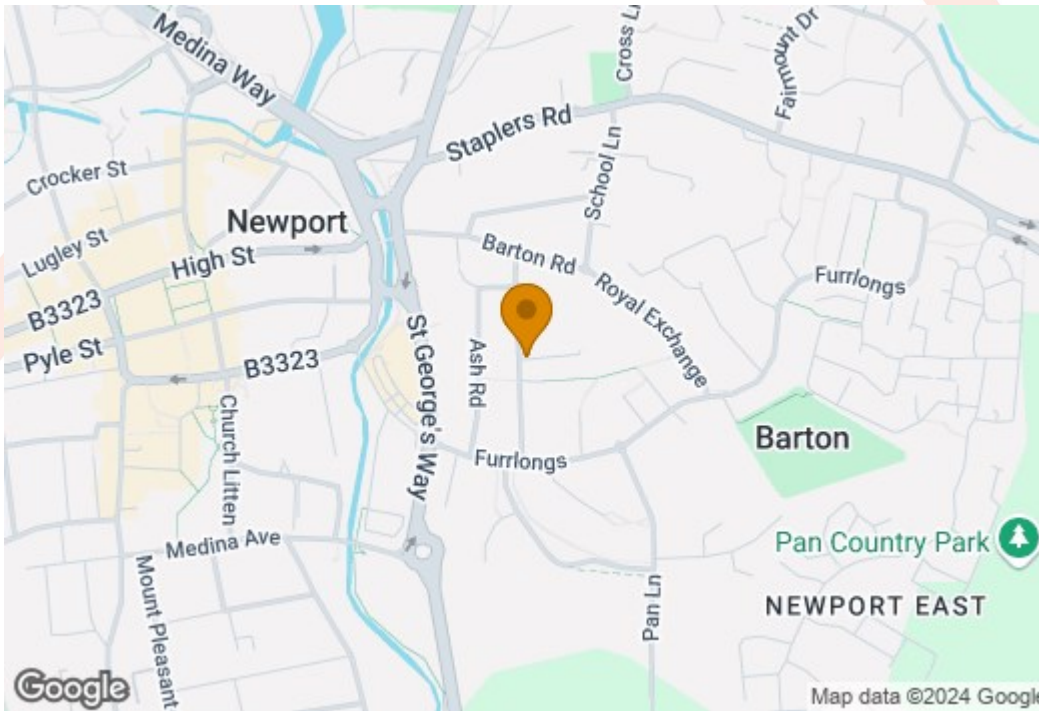


GROUND FLOOR

1ST FLOOR



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	63	
(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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