



**MARVINS**  
ESTATE AGENTS



## 13 CAESARS ROAD, NEWPORT, PO30 5ED

**PRICE £195,000**

Situated just off the town centre and close to all local amenities is this 2/3 Bedroom Terrace House. The property has just undergone improvements including a new Shower Room Suite, damp proofing works, new carpets to the ground floor and decoration throughout, thereby offering the new owners the opportunity to stamp their own mark on their new home. In addition there is a useful Utility/Conservatory off the Kitchen and a garden with rear access. With NO ONWARD CHAIN this is a great opportunity for First Time Buyers or investors. Hurry to view.

### COWES OFFICE

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

Front Entrance Door with stairs off. Radiator.

### LOUNGE

11' x 10'4" (3.35m x 3.15m)

Radiator. Front aspect.

### DINING ROOM

14'4" x 10'4" (4.37m x 3.15m)

Radiator. Rear aspect. Door to:

### KITCHEN

7'5" x 9'5" (2.26m x 2.87m)

Range of wall and base units. Single drainer sink unit.

Gas point. Access to:

### UTILITY

8'4" x 4'4" (2.54m x 1.32m)

A useful area with access to garden.

### SHOWER ROOM

A new suite comprising a shower cubicle, handbasin and WC.

### UTILITY/CONSERVATORY

10'5" x 5'3" (3.18m x 1.60m)

Access to garden.

First Floor

### BEDROOM ONE

14'5" x 10'6" (4.39m x 3.20m)

Front aspect. Radiator. Fireplace. Cupboard.

### BEDROOM TWO

14'5" x 10'5" (4.39m x 3.18m)

Rear aspect. Radiator. Fireplace. Cupboard.

### BEDROOM THREE

7'5" x 9'1" (2.26m x 2.77m)

Rear aspect. Radiator. Boiler.

### OUTSIDE

Rear garden laid to lawn. Patio. Rear pedestrian access.

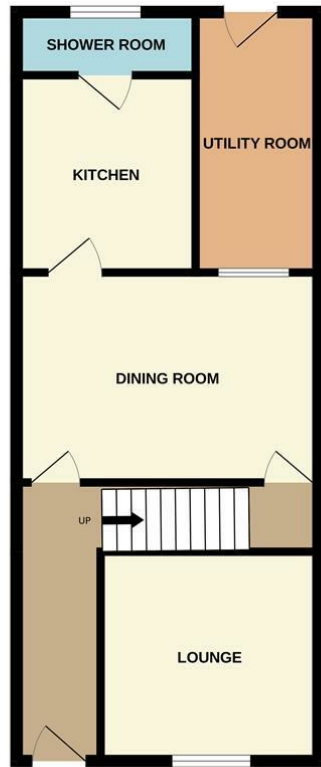
### TENURE

This property is Freehold. Council tax band B.





GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

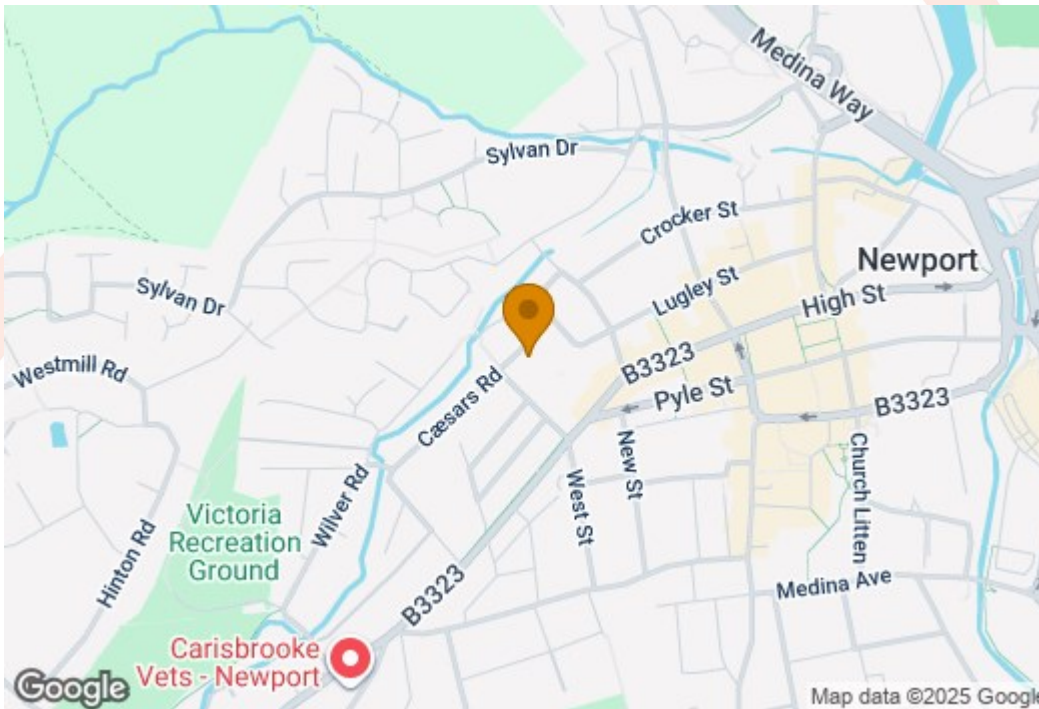


1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 68        |
| (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                                                       |         |           |
| (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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