



**MARVINS**  
ESTATE AGENTS



## 5 PRIORS WALK, NEWPORT, PO30 5RN

**£239,950**

A most delightful home situated on the ever popular Carisbrooke Park estate and therefore close to local amenities including nearby schools. The home has been well cared for by the present owners with features including 3 Bedrooms, a good size, bright Lounge and a Garage to the rear. At the heart of the home is the Kitchen/Diner which includes a superb contemporary styled Kitchen with a whole host of integrated units. This home will suit a variety of buyers including young families. An absolute must-see, we look forward to showing you over.

### COWES OFFICE

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## 5 PRIORS WALK, NEWPORT, ISLE OF WIGHT PO30 5RN

### ENTRANCE PORCH

With radiator and door to:

### LOUNGE

17'10" x 14'9" (5.44m x 4.50m)

Bright room with stairs off to first floor. Front aspect. Two radiators.

### KITCHEN/DINER

14'9" x 11'9" (4.50m x 3.58m)

The heart of the home. A super Kitchen/Diner with a beautiful contemporary fitted Kitchen with a range of wall and base units. Enjoying a rear aspect the Kitchen also includes integrated appliances including double oven, 5 ring gas hob and extractor, dishwasher, washing machine and fridge/freezer.

Door to rear lobby leading to Cloakroom and access to outside.

### CLOAKROOM

Comprising WC and wash hand basin within a vanity unit. Radiator.

### LANDING

Access to loft.

### BEDROOM ONE

14'9" x 8'10" (4.50m x 2.69m)

Front aspect. Radiator. Built in cupboard.

### BEDROOM TWO

11'9" x 8'9" (3.58m x 2.67m)

Rear aspect. Radiator. Built in cupboard.

### BEDROOM THREE

11'10" x 5'9" (3.61m x 1.75m)

Front aspect. Radiator.

### BATHROOM

Fully tiled and comprising a white suite including a shower cubicle, panelled bath, WC and vanity unit with inset hand basin. Heated towel rail.

### OUTSIDE

Front open plan garden. Rear garden currently laid to patio for convenience. GARAGE to the rear, access off Westmill Road. The garage has power and light.

### TENURE

This property is Freehold. Council tax band C.

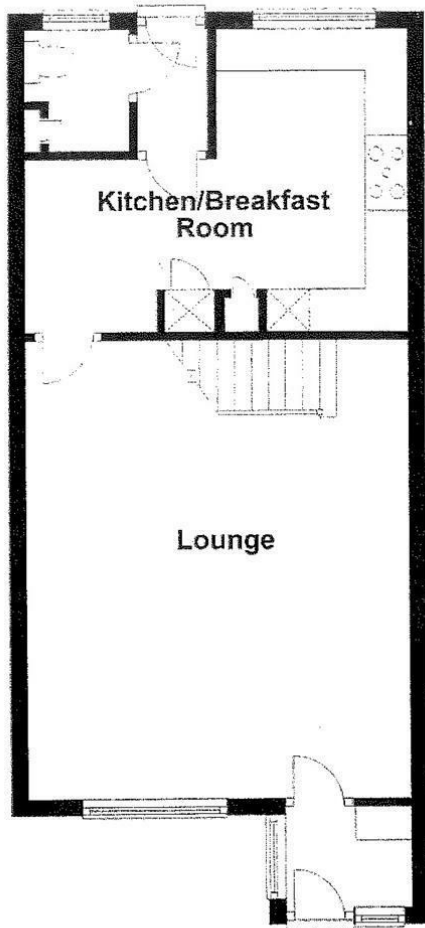






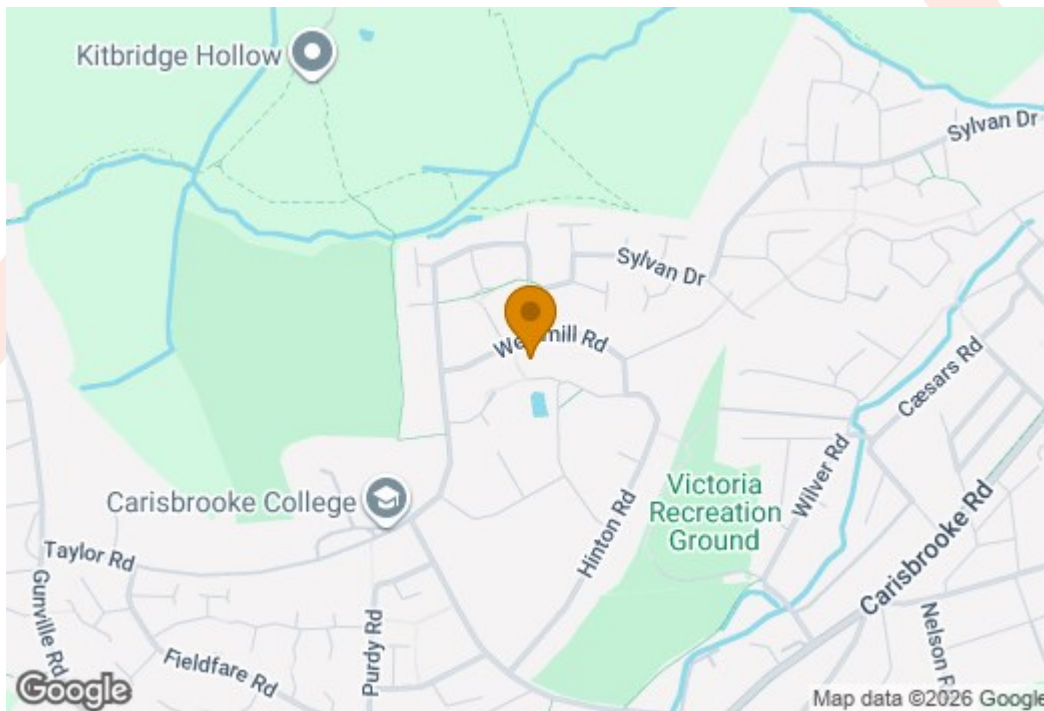
## Ground Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	86
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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