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9 Godric Road, Newport, PO30 2FP

£239,950

A Three Bedroom Home with Open Views and Excellent Parking - £1000 contribution towards costs.

A particularly appealing three-bedroom semi-detached house occupying a pleasant position towards the top of this popular residential development with open outlook across the town. Conveniently located close to Newport town centre, the local schools, transport links, St Mary's Hospital and the new major retail park consisting of leading retailers including Aldi, Costa Coffee and McDonald's.
The position offers the best of both worlds, with the amenities of Newport within easy reach and straightforward access towards the ferry links at Fishbourne and East Cowes.
The property provides well-proportioned accommodation with three bedrooms, making it a versatile home for families, couples or those looking for additional space to work from home.
Outside, parking is a particularly useful feature, with a garage and two further parking spaces to the rear.
Offered with vacant possession and no onward chain, this is an appealing opportunity for both owner-occupiers and investors. The seller is also offering a £1,000 contribution towards the buyer's costs, subject to the usual terms. The neighbouring two-bedroom property is also available, presenting an interesting proposition for landlords or investors considering the acquisition of two adjoining properties in the same location. A well-positioned home with useful parking, open views and excellent potential — an early viewing is highly recommended

Front door to Entrance Hall. Stairs off.

Cloakroom
Comprising WC and Hand basin.

Kitchen
6'9" x 10' (2.06m x 3.05m)
Front aspect. Range of attractive wall and base units. Fitted Zanussi oven and electric hob. Plumbing for washing machine. Sink unit.

Lounge
13'9" x 15'3" (4.19m x 4.65m)
Understairs cupboard. Two radiators. Bay window overlooking the rear garden and French style doors opening on to the outside patio area.

First Floor Landing
Access to loft. Radiator.

Bedroom One
11'10" x 9'3" (3.61m x 2.82m)
Double front aspect with open views. Built in wardrobe. Radiator.

Bedroom Two
7'7" x 9'6" (2.31m x 2.90m)
Built in wardrobe. Radiator. Rear aspect.

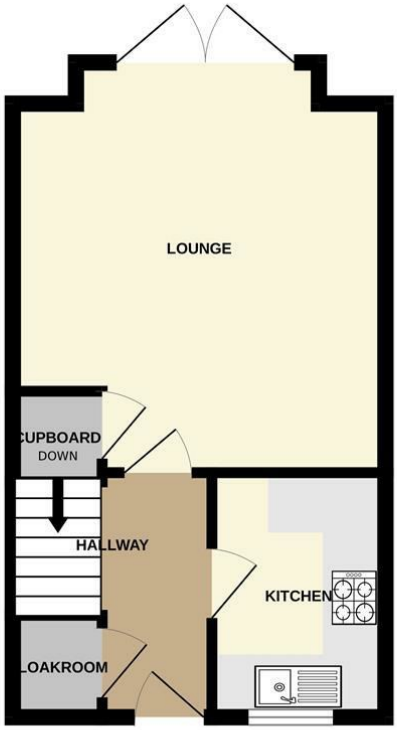
Bedroom Three
5'10" x 9'3" (1.78m x 2.82m)
Radiator. Rear aspect.

Bathroom
Comprising a white suite including panelled bath, pedestal hand basin and WC. Heated towel rail.

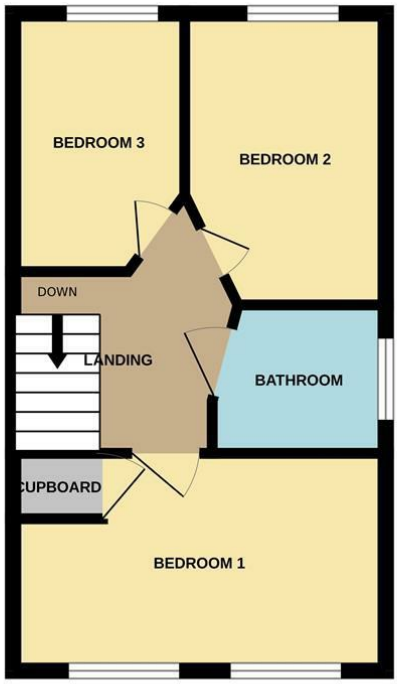
Outside
There is a garage accessed from the rear along with two convenient car parking spaces. Access to the rear garden from here. A small easy to maintain rear garden with patio. Garden shed.

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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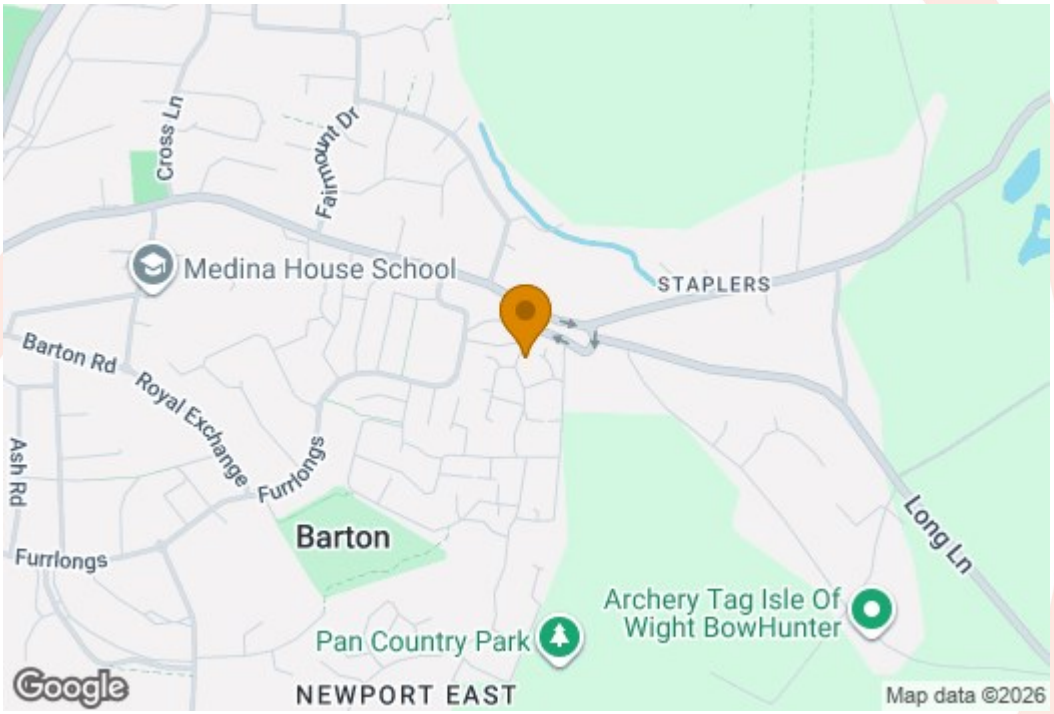

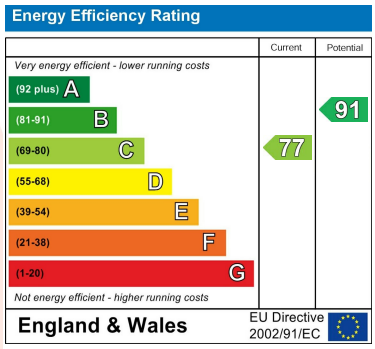

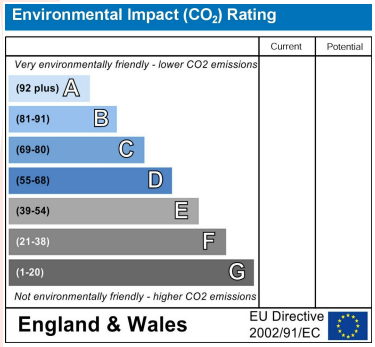

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