



MARVINS
ESTATE AGENTS



11 GODRIC ROAD, NEWPORT, PO30 2FP

PRICE £229,500

A Stylish Two Bedroom Home with £1,000 Seller Contribution

A beautifully presented two-bedroom modern home situated on the popular southern outskirts of Newport, conveniently placed for local schools, transport links and St Mary's Hospital.

Recently redecorated throughout and benefiting from new flooring, the property has a fresh and contemporary feel and is ready to move straight into, with no immediate work required.

The accommodation is well proportioned and thoughtfully arranged for modern living, while outside there is a garage together with driveway parking for two vehicles.

Offered with no onward chain, the property would make an excellent first home or a straightforward investment opportunity, particularly for those seeking a low-maintenance property in a convenient location.

As an additional incentive, the seller is offering a £1,000 contribution towards the buyer's costs, subject to the usual terms.

Of particular interest to landlords and investors, the neighbouring property is also available, creating the potential opportunity to acquire two adjoining homes within the same location.

A smart, ready-to-move-into home with genuine appeal for both owner-occupiers and investors.

COWES OFFICE

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11 GODRIC ROAD, NEWPORT, ISLE OF WIGHT PO30 2FP

Front door to Reception Hall with radiator and floor to ceiling storage cupboard. New flooring.

CLOAKROOM

With WC and hand basin. Cupboard housing boiler and meters. New flooring.

KITCHEN

Range of light coloured wall and base units. Built in oven, separate hob and extractor. Single drainer sink unit. New flooring.

LOUNGE

Spacious living space with patio doors to outside. Two radiators. Understairs recess. New carpets have been laid.

LANDING

New carpets laid. Doors off to:

BEDROOM ONE

Front aspect. Built in wardrobe. Radiator. New carpets have been laid.

BEDROOM TWO

Rear aspect. Built in wardrobe. Radiator.

BATHROOM

White suite comprising bath with shower over, pedestal hand basin and WC. Heated towel rail. New flooring.

OUTSIDE

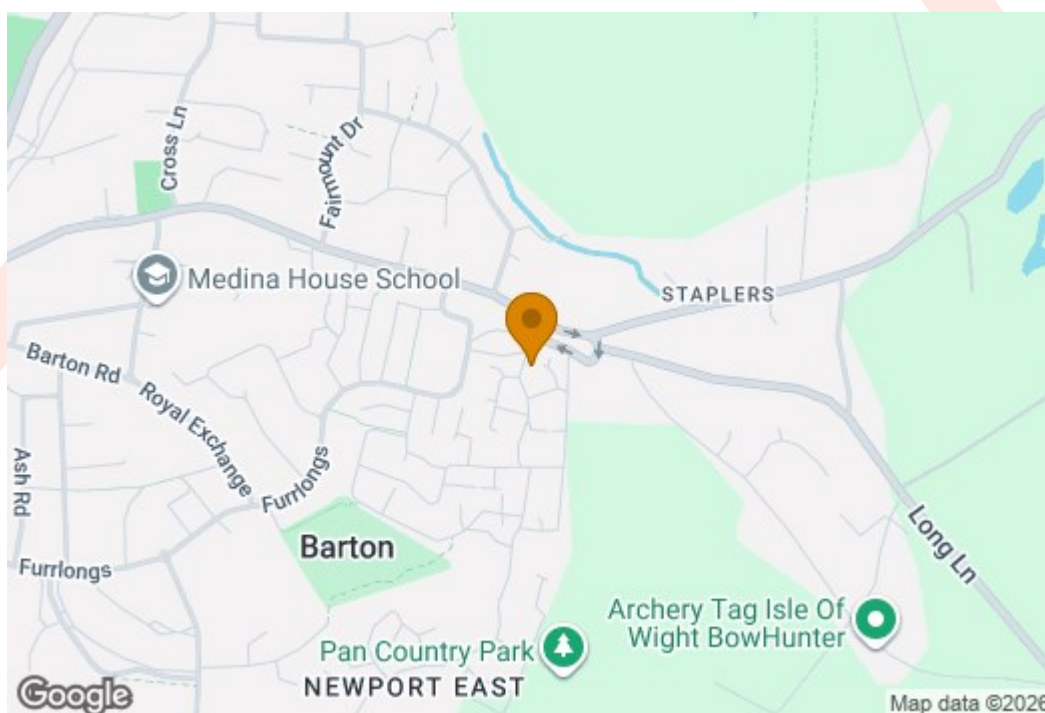
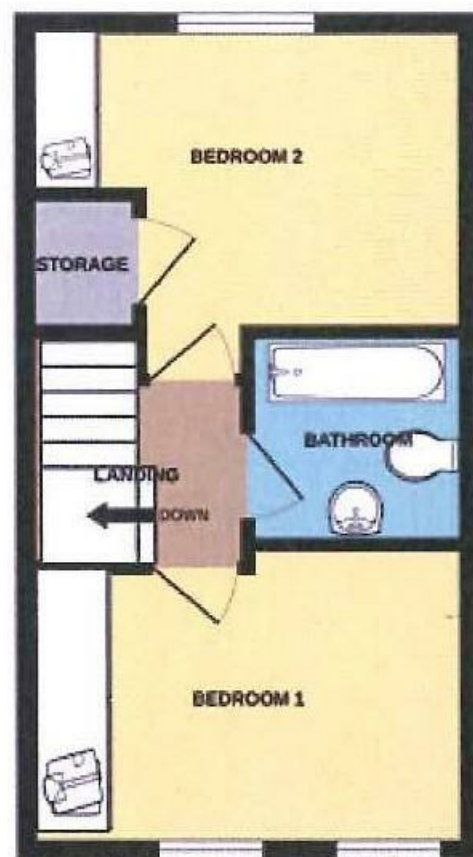
The property enjoys a deceptively generous rear garden which extends to the side. The garden is provided for ease of maintenance and offers further potential to arrange to suit your own style. GARAGE to rear with power and parking for two cars - a rarity in Newport!

TENURE

This property is Freehold. Council tax band C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(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 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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