



MARVINS
ESTATE AGENTS



11 GODRIC ROAD, NEWPORT, PO30 2FP
PRICE £229,500

OPEN FOR VIEWINGS SATURDAY 6th JUNE 9am till 11am CALL NOW TO BOOK AN APPOINTMENT

A beautifully presented two-bedroom modern home located on the popular southern outskirts of Newport, offering excellent access to local schools, transport links and St Mary's Hospital.

Recently fully redecorated throughout, including new flooring, the property has a fresh, "as new" feel and is ready to move straight into with no work required.

Accommodation is well-proportioned and practical, ideal for modern living. Externally, the property benefits from a garage and driveway parking for two vehicles.

Offered with no onward chain, this home is ideal for first-time buyers or those seeking a low-maintenance, move-in ready property in a convenient and well-connected location.

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

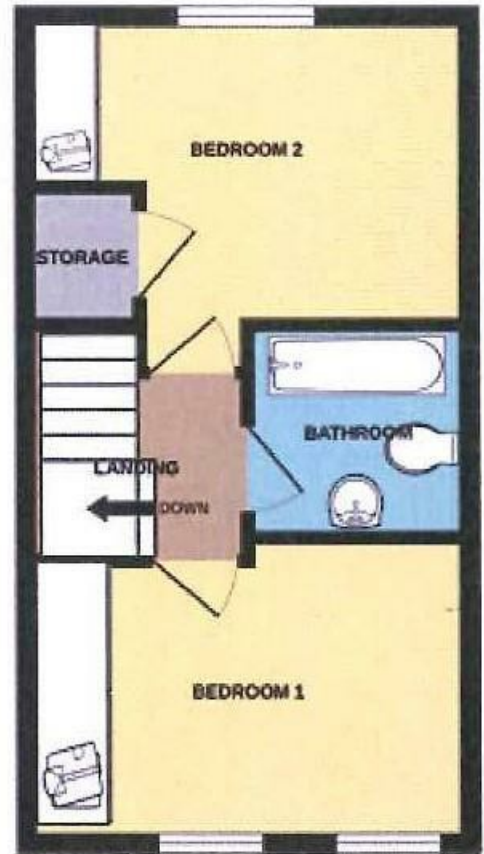
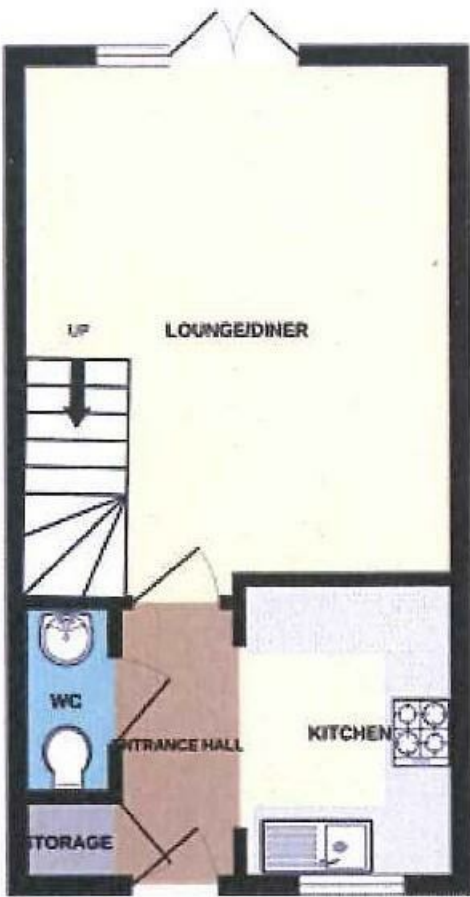
The property enjoys a deceptively generous rear garden which extends to the side. The garden is provided for ease of maintenance and offers further potential to arrange to suit your own style. GARAGE to rear with power and parking for two cars - a rarity in Newport!

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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