



Godric Road | | Newport | PO30 2FR

**Offers In The Region Of £235,000**



## Godric Road | Newport | PO30 2FR Offers In The Region Of

Welcome to this charming modern terraced house located on Godric Road in the vibrant town of Newport. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The house comprises three spacious bedrooms, providing ample room for families or those seeking extra space for a home office or guest room. The modern bathroom is thoughtfully designed, ensuring comfort and convenience for all residents.

Situated in a desirable area, this property benefits from its proximity to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. The modern design of the house ensures that it meets the needs of contemporary living,

- 3 SPACIOUS BEDROOMS
- MODERN TERRACED HOUSE
- GOOD SIZED RECEPTION ROOM
- FAMILY BATHROOM
- IDEAL FAMILY HOME
- MODERN INTERIOR DESIGN
- 2 ALLOCATED PARKING SPACES

**Kitchen**  
10'5" X 8'2" (3.18 X 2.5)

**Bathroom (Ground Floor)**  
5'1" X 5'4" (1.56 X 1.62)

**Living Room**  
15'5" X 15'9" (4.69 X 4.8)

**Landing**  
12'5" X 7'5" (3.78 X 2.27)

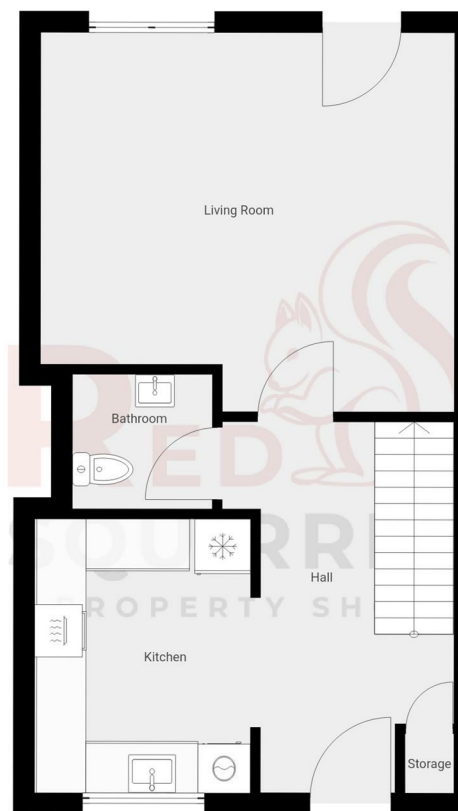
**Bedroom One**  
13'9" X 7'8" (4.19 X 2.34)

**Bathroom Two**  
9'4" X 5'1" (2.85 X 1.56)

**Bedroom Two**  
12'5" X 7'8" (3.78 X 2.33)

**Family Bathroom**  
5'11" X 7'5" (1.81 X 2.26)

**Bedroom Three**  
8'11" X 7'5" (2.73 X 2.25)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band **C**  
EPC Rating **B**

3 Langely Court Pyle Street  
Newport  
Isle of Wight  
PO30 1LA  
01983 521212

enquiries@redsquirrelpropertyshop.co.uk  
www.redsquirrelpropertyshop.co.uk

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.