



Carisbrooke Road | | Newport | PO30 1DQ

Offers Over £150,000

RED
SQUIRREL
PROPERTY SHOP

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CHAIN FREE!! Is this generously sized end of terraced house, ideally located within walking distance to Newport town centre, popular local schools and bus routes. The property consists of a good-sized open plan lounge/diner with log burner, fitted kitchen, utility room, downstairs WC and enclosed rear garden. Upstairs you have two double bedrooms and modern-fitted bathroom. This home also benefits from gas central heating & double glazing. This is the perfect property for first time buyers or investors.

- CASH BUYERS ONLY DUE TO SINGLE SKIN
- CHAIN FREE
- 2 DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- END OF TERRACED HOUSE

Entrance Porch

Bedroom 2
8'10" x 8'2" (2.69 x 2.49)

Lounge/Diner
20'3" x 12'11" (6.17 x 3.94)

Bathroom
9'1" x 5'0" (2.77 x 1.52)

Kitchen
9'2" x 5'5" (2.79 x 1.65)

First Floor Landing

Utility room
12'3" x 7'1" (3.73 x 2.16)

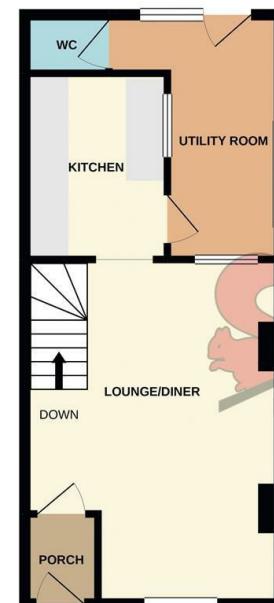
WC

Bedroom 1
13'7" x 9'7" (4.14 x 2.92)



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band **B**
EPC Rating **D**

3 Langely Court Pyle Street

Newport

Isle of Wight

PO30 1LA

01983 521212

enquiries@red squirrelpropertyshop.co.uk

www.red squirrelpropertyshop.co.uk

TOTAL FLOOR AREA: 709 sq ft. (65.9 sq m.) approx.
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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance is given.
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