

47 Godric Road, Newport, PO30 2FP

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McCarthy & BOOKER

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Guide Price

ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER
CHAIN FREE ~ Three bedrooms ~ Separate garage ~ Convenient position in Newport

A well presented three bedroom home

This end of terrace home is situated within a quiet and popular residential area of Newport and is offered to the market chain free. Providing comfortable and practical accommodation throughout, the property would make an ideal first home, family home or investment purchase. Benefiting from an enclosed rear garden and a separate garage, the property combines convenience with a well-connected location close to local amenities and transport links.

Interior

The accommodation is arranged over two floors and is bright and welcoming throughout. The ground floor features a spacious sitting/dining room, providing ample space for both relaxation and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light and creating a seamless connection between the indoor and outdoor spaces.

To the front of the property, the fitted kitchen offers a range of storage units and work surfaces, while a useful downstairs WC adds further practicality to the ground floor accommodation.

On the first floor, there are three bedrooms comprising two doubles and a single bedroom, offering flexibility for family living, guests or home working. A family bathroom serves the bedrooms and completes the accommodation.











Exterior

The rear garden is fully enclosed, creating a safe and private outdoor space that is easy to maintain and suitable for both children and pets. There is ample room for outdoor seating and dining, making it an enjoyable extension of the living accommodation. There's a wooden garden shed and rear access.

A particular benefit of the property is the good-sized single garage, located just a short walk away, providing valuable storage or secure parking.

Newport

The Island's capital. With all the major amenities including supermarkets, shops, The Isle of Wight College for further education, cinema, entertainment venues, bars and restaurants as well as St Marys hospital. There are great road and bus route links to the rest of the Island with its almost central location.

Further Information

Tenure: Freehold
EPC: B
Council tax band: C
Double glazed throughout
Mains water, sewerage, electricity
Biomass heating system
Estate Charge: £231.1p





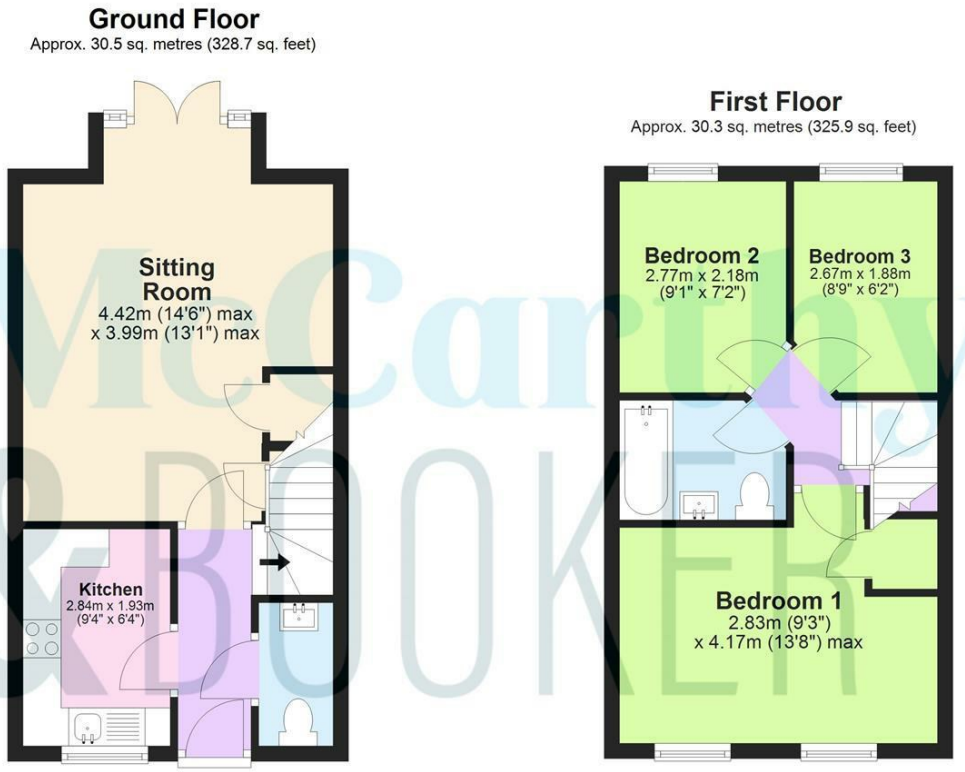
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 60.8 sq. metres (654.6 sq. feet)

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