

30 Carisbrooke High Street Newport, PO30 1NR

£175,000



OFFERED CHAIN FREE! Is this excellently presented two bedroom home, ideally located in the ever-popular village of Carisbrooke, with countryside walks on your doorstep, the famous Carisbrooke castle within short walking distance along with being close to all local amenities and Newport town centre. The property consists of a lounge, modern-fitted kitchen/breakfast room, modern-fitted bathroom and two good-sized double bedrooms. Other benefits include a good-sized rear garden and gas central heating. Permit parking available opposite.

TERRACED HOUSE

WALKING DISTANCE TO CARISBROOKE  
CASTLE

GENEROUSLY-SIZED GARDEN

2 DOUBLE BEDROOMS

WELL PRESENTED THROUGHOUT

GAS CENTRAL HEATING

# ROOMS

**Lounge** 10' 10" x 9' 10" (3.3m x 3m)  
Double glazed window to front aspect. Radiator.

**Kitchen/Breakfast Room** 8' 10" x 9' 10" (2.7m x 3m)  
Modern-fitted kitchen with integrated fridge & freezer. Integrated washing machine. Window to rear aspect. Radiator. Opening to:

**Inner Hall**  
Door to side aspect leading to garden. Door to:

**Bathroom** 7' 3" x 5' 11" (2.2m x 1.8m)  
Bath with over shower. Low level WC. Pedestal wash hand basin. Radiator. Cupboard hosting combination boiler.

**First Floor Landing**  
Loft hatch access. Doors off to:

**Bedroom 1** 9' 10" x 10' 10" (3m x 3.3m)  
Double glazed window to front aspect. Radiator.

**Bedroom 2** 9' 6" x 8' 10" (2.9m x 2.7m)  
Window to rear aspect. Radiator.

**Garden**  
A uniquely presented rear garden that needs to be seen to be appreciated.

GROUND FLOOR  
270 sq ft. (25.0 sq.m.) approx.

1ST FLOOR  
214 sq ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq ft. (44.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and other details are approximate and no responsibility is taken for any errors or omissions in the floorplans. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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