

Newport, Isle of Wight



- **For sale by Public Auction - 17th July 2024 at 11am**
- **Off road parking for two**
- **Detached bungalow**
- **2 Bedrooms**
- **Private rear garden**



About the property

A detached, two bedroomed bungalow located on the edge of the Island principle town of Newport. Its location is one of the best locally, with all amenities within easy reach including Newport Golf course just at the end of the road and the old railway line now operating as a cycle track through to Sandown is a stones' through away. Newport's bustling town centre is just a short distance away with its array of shops, eateries and pubs.

As you arrive at the bungalow there is space for two vehicles to park off road and side access down to the rear garden. The leafy nature of the lane, means you are surrounded by greenery and wildlife.

Internally, there's two family sized bedrooms, spacious lounge and kitchen area and a modern shower room too. The outside space here is both private and sunny. The aspect in the rear garden is great and the space itself is well sized and perfect for entertaining or relaxing within.

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 17TH JULY 2024 STARTING AT 11AM AT THE BROOKES SUITE, SILVERLAKE STADIUM, STONEHAM LANE, EASTLEIGH, SOUTHAMPTON, SO50 9HT

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

*ADDITIONAL FEES: Buyers Admin Fee: £600 inc (£500 + VAT), payable on exchange of contracts.

***** MONEY LAUNDERING PROCEDURES ***** IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE).

IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER. PLEASE SEE WEB-SITE, auctions@pearsons.com FOR FURTHER DETAILS.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

Please note that all prospective purchasers should download the legal purchase pack and we draw attention to the boundaries of the property.

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 13' x 9'5

Lounge 14'1 x 10'5

Bedroom 1 12'5 x 10'6

Bedroom 2 12'2 x 10'4

Bathroom

OUTSIDE

Parking for two cars

Side Access

Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

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