

Newport, Isle Of Wight



- **For sale by Public Auction - 23rd October 2024 at 11am.**
- **2 Bedrooms**
- **Quiet cul de sac location**
- **Tenant in situ**
- **Garage and parking for two**



About the property

For Sale By Public Auction - Wednesday 23rd October 2024 at 11.00am. A surprisingly spacious first floor maisonette with two excellently sized bedrooms and a lovely view. The property offers fantastic value for money with a garage for any prized vehicle plus additional two parking spaces and its own private rear garden.

This property could act as an ideal home for someone looking to downsize or perhaps even staying as its current use as a valuable buy to let investment. Currently, there is a tenant in-situ with a rental income of £700 pcm.

From this quiet, tucked away position within the cul-de-sac, the property is within a short stroll to Newport town centre, Marks & Spencer and the Island's main bus station, perfect for seeing all the island has to offer.

Internally, the property offers two generously sized bedrooms plus a 17ft lounge/diner with a far-reaching view. You'll also find a kitchen with two large storage spaces plus a family bathroom. The property is bright, light and airy throughout.

FOR SALE BY PUBLIC AUCTION ON WEDNESDAY 23RD OCTOBER 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 - A
Tenure - Leasehold

*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

First Floor

Entrance Hall

Lounge/diner 17'5 10'4

Kitchen 8'4 x 6'10

Bedroom 1 11' x 10'

Bedroom 2 10' x 8'

Bathroom W/C

OUTSIDE

Rear Garden

Garage

Two Parking Spaces

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>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		