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wright
estate agency



Offers In Excess Of £99,995

11 Clarendon Street, Newport, Isle of Wight, PO30 1QZ





Set on the charming Clarendon Street in Newport, this mid-terrace house presents a remarkable opportunity for those seeking a project with great potential. Boasting two well-proportioned bedrooms, attic room and a reception room, this property is ideal for cash buyers or seasoned investors looking to make their mark in the property market. The kitchen and bathroom are located at the rear of the property and require full replacement.

The house is in need of complete refurbishment, allowing you to design and create a living space that truly reflects your personal style and preferences. With a little imagination and effort, this property can be transformed into a delightful home or a lucrative rental investment.

One of the standout features of this location is its proximity to the historic Carisbrooke Castle, which is just a short walk away. This not only adds to the charm of the area but also provides a wonderful opportunity for leisurely strolls and exploration of local history.

Additionally, there is potential for parking, subject to the necessary permissions, which is a valuable asset in this bustling area.

This property is not just a house; it is a canvas waiting for your vision. Whether you are looking to invest or create a home, this mid-terrace house on Clarendon Street is a fantastic opportunity that should not be missed. Embrace the chance to breathe new life into this property and enjoy all that Newport has to offer.



Porch

Lounge/ Diner 21'8" x 12'9"

Kitchen 7'7" x 7'2"

Bathroom 9'6" x 4'9"

Rear Porch 7'10" x 6'11"

First Floor - Landing

Bedroom 1 11'6" x 9'8"

Bedroom 2 9'8" x 9'5"

Attic Room 10'10" x 10'9"

Outside

The rear garden requires landscaping. There is a storage shed and lawn area.

Parking

Potential Parking located at the bottom of the garden subject to usual permissions

Council Tax

Band B

Tenure

Freehold

Services

Unconfirmed mains electric, water, sewerage and gas

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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