



Clarence Road

Newport
£235,000



Lancasters

A well appointed Victorian terrace property - with 3 double bedroom, 2 receptions and sunny aspect rear garden. Just a short walk from the town centre but located in a quiet residential street. Optional residents parking permits are available. A lovely family home.



3 Bedroom Terraced House

Hall

Sitting Room 13' 11" x 10' 10" (4.23m x 3.29m)

A bright main reception with bay window. Inset log burner.

Dining Room 14' 1" x 12' 0" (4.3m x 3.65m)

Additional reception at the rear of the house. Ideal family dining space. Under stairs storage.

Kitchen 10' 11" x 7' 6" (3.33m x 2.29m)

A light modern kitchen with plenty of storage and counter top preparation space. Side door to the garden

Bathroom

Ground floor bathroom - Panelled bath and shower over, w/c and basin.

Utility

Super helpful additional space - complete with plumbing and power for white goods.

Landing

Bedroom 1 14' 1" x 10' 10" (4.3m x 3.3m)

A spacious front aspect double bedroom.

Bedroom 2 12' 1" x 10' 10" (3.68m x 3.3m)

Double bedroom.

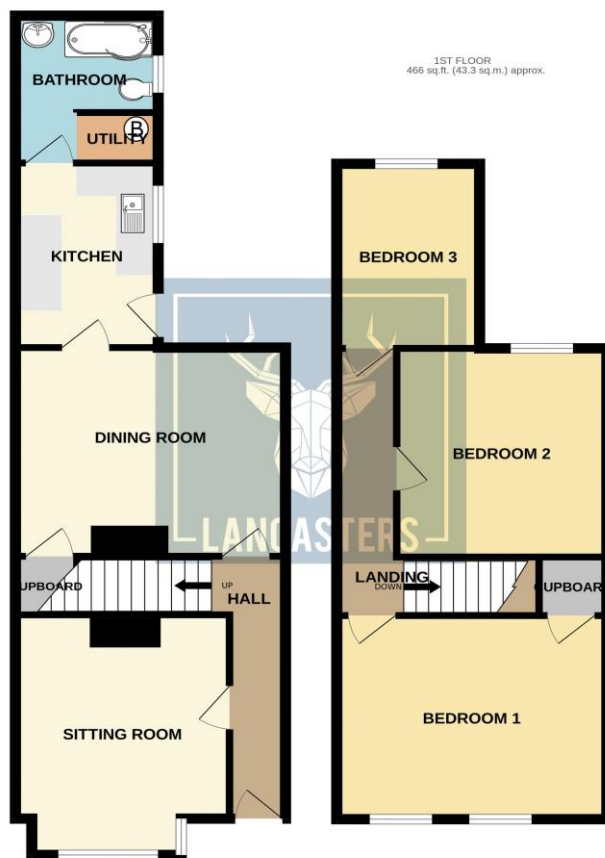
Bedroom 3 11' 2" x 7' 7" (3.4m x 2.3m)

Rear aspect double bedroom overlooking the garden.

Outside

The property has a walled front garden to the front and a rear garden which can be accessed via a lane to the rear of the terrace. The garden has a sun trap courtyard - ideal for breakfast table and chairs. Raised lawn and hard stand for a shed.

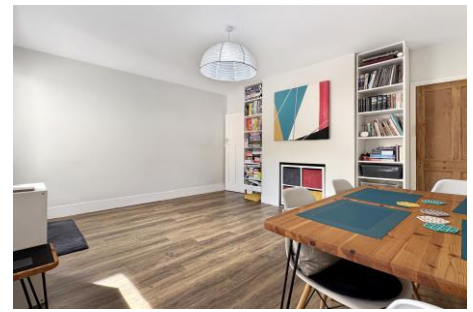
GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

TOTAL FLOOR AREA : 999 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council: B

EPC: D



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