



**MARVINS**  
ESTATE AGENTS



**10B EAST STREET, NEWPORT, PO30 1JN**

**£185,000**

A great opportunity to purchase a delightful town house situated close to the town centre along with other amenities including the local cinema complex and restaurants. With NO ONWARD CHAIN, the property, recently decorated throughout and with new carpets, is ready for the purchaser to stamp their own mark on their home. Including 2 Bedrooms a main feature is the super open-plan living space. To top it off, parking is included to the rear of the property. This most conveniently placed property is ideal for First Time Buyers or Investors. View early to avoid missing out.

**COWES OFFICE**

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## 10B EAST STREET, NEWPORT, PO30 1JN

Front door to:

### LIVING/DINING AREA

21'2 max (12'10 min) x 11'8 max (8'4 min) (6.45m max (3.91m min) x 3.56m max (2.54m min))

A large, light open plan living space. Stairs off. Radiator. The living space opens through to the Kitchen.

### KITCHEN

8'4 x 8'4 (2.54m x 2.54m )

Finished in a range of light coloured wall and base units. Single drainer sink unit. Plumbing for washing machine. Gas cooker point. Radiator. Door to outside and parking area.



First floor landing.

### SHOWER ROOM

Comprising shower cubicle, WC and separate hand basin.

### BEDROOM ONE

12'2 (to recess) x 12'10 (3.71m (to recess) x 3.91m)

Front aspect. Radiator. Loft access.



### BEDROOM TWO

8'5 x 8'4 (2.57m x 2.54m)

Rear aspect. Radiator.

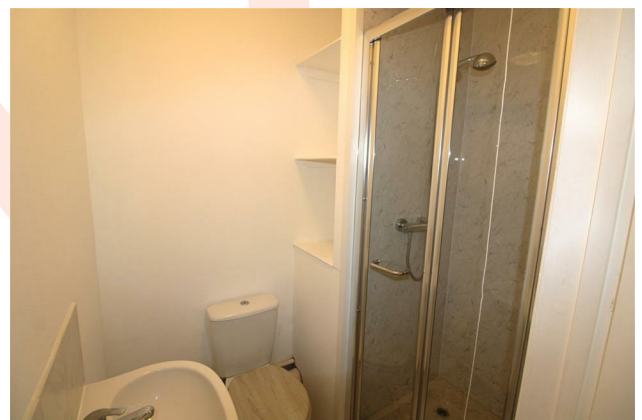


### OUTSIDE

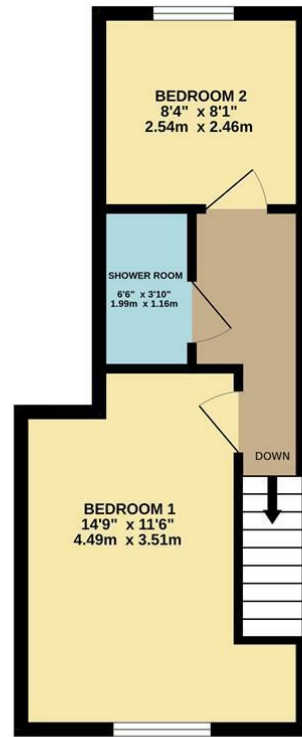
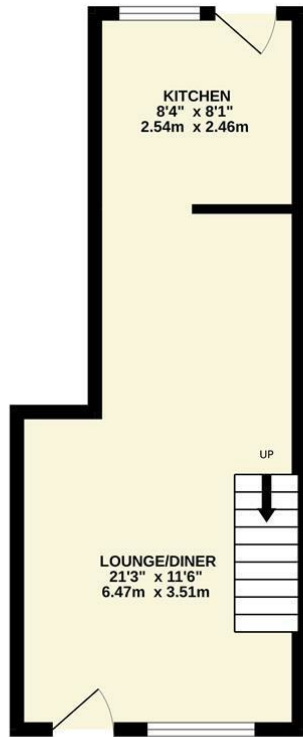
Rear vehicular access off Pyle Street to the parking area. Steps lead down from the parking area to the rear Kitchen door.

### TENURE

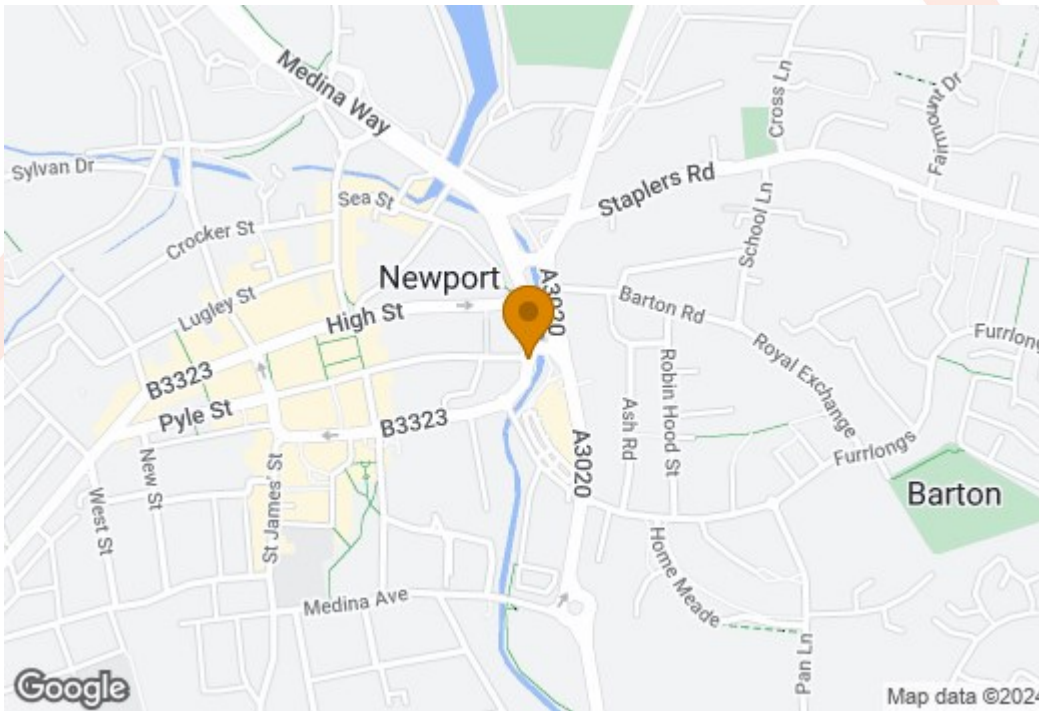
This property is Freehold  
Council tax band B







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 errors, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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