



MARVINS
ESTATE AGENTS



4 CLARENDON COURT CLARENDON STREET, NEWPORT, PO30 1QZ

£175,000

A super opportunity for the new owner to stamp their own mark on their home. Situated in a quiet location just off sought after Castle Road, and within easy distance of Newport and Carisbrooke, this End of Terrace House requires some general attention to bring the property up to date. Including 2 Bedrooms the Lounge enjoys double doors on to the outside patio and garden. In addition there is an allocated car parking space.

The property is being sold with NO ONWARD CHAIN and so we encourage an early viewing so as to not miss out.

COWES OFFICE

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4 CLARENDON COURT CLARENDON STREET, NEWPORT, ISLE OF WIGHT PO30

Front door to Entrance Hall

CLOAKROOM

With WC.

LOUNGE

11'3" x 13'9" (3.43m x 4.19m)

Stairs off. Double glazed double doors to the outside patio and garden. Radiator.

KITCHEN

10'9" x 8'10" (3.28m x 2.69m)

Front aspect. Radiator. Range of white coloured wall and base units. Single drainer stainless steel sink unit. Gas cooker space. Built in cupboard. Wall mounted boiler.

First floor Landing with loft hatch.

BEDROOM ONE

11'5" x 10'3" (3.48m x 3.12m)

Rear aspect. Radiator. Cupboard.

BEDROOM TWO

10'10" x 7'8" (3.30m x 2.34m)

Front aspect. Radiator. Wardrobes.

BATHROOM

Panelled bath with electric shower over. Pedestal hand basin and WC.

OUTSIDE

All-important car parking is found to the rear with an allocated space. There is a pleasant small rear garden laid to lawn with a patio area.

TENURE

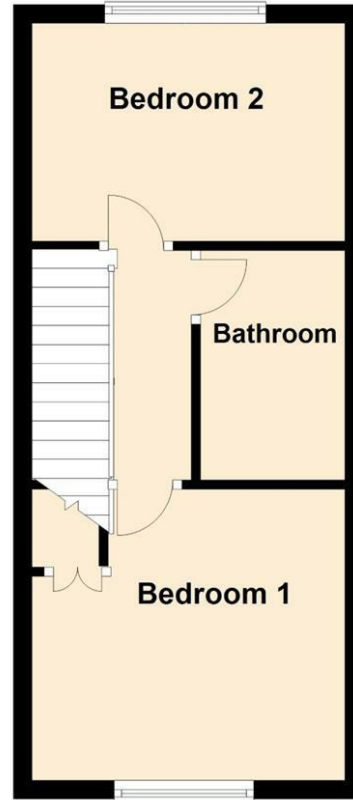
The property is Leasehold with a share of the freehold. Balance of 999 years from 1991. No ground rent payable. Management Fee approx £533.00 per annum split 4 ways. Building Insurance approx £645.00 per annum split 4 ways. Council tax band C



Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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