



MARVINS
ESTATE AGENTS



LOWER DOWNSIDE NEWPORT ROAD, VENTNOR, PO38 2DB

£275,000

A spacious two bedroom semi detached bungalow located within popular Niton village. Being offered as an investment purchase with the benefit of a tenant producing a rental income. This home offer lots of potential and possibility of increasing the size of the current accommodation subject to the normal planning and other conditions being approved. Presently includes a good size Lounge, Kitchen and Bathroom. Gardens with driveway and Garage. Double Glazing. Viewing by appointment.

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LOWER DOWNSIDE NEWPORT ROAD, VENTNOR, ISLE OF WIGHT PO38 2DB

Entrance Door to:

ENTRANCE HALL

Built in airing cupboard housing hot water tank.

KITCHEN

11'10" x 9'9" (3.61m x 2.97m)

Range of floor cupboards with bevel edged work tops above. Inset stainless steel sink unit with mixer tap over. Plumbing for washing machine. Double glazed window. Electric cooker point. Double glazed side door to garden.

LIVING ROOM

15'5" x 11'2" (4.70m x 3.40m)

Double glazed window. Parquet floor.

BEDROOM ONE

13'1" x 11'1" (3.99m x 3.38m)

Double glazed window. Night storage heater.

BEDROOM TWO

9'8" x 9'11" (2.95m x 3.02m)

Night storage heater. Double glazed window.

BATHROOM

Panelled bath, low level WC, wash basin. Night storage heater.

OUTSIDE

Surrounding the property are gardens laid mainly to lawn. A driveway to the side gives access to the Garage.

TENURE

This property currently provides a rental income of £850 per calendar month.

This property is Freehold.

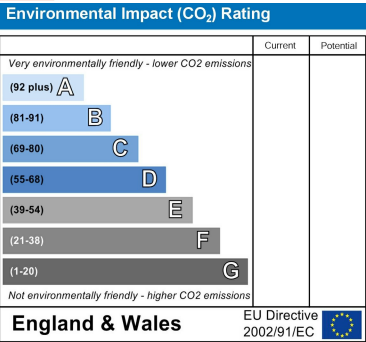
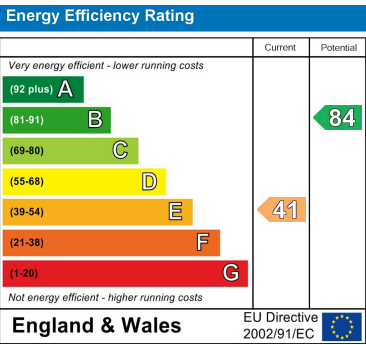
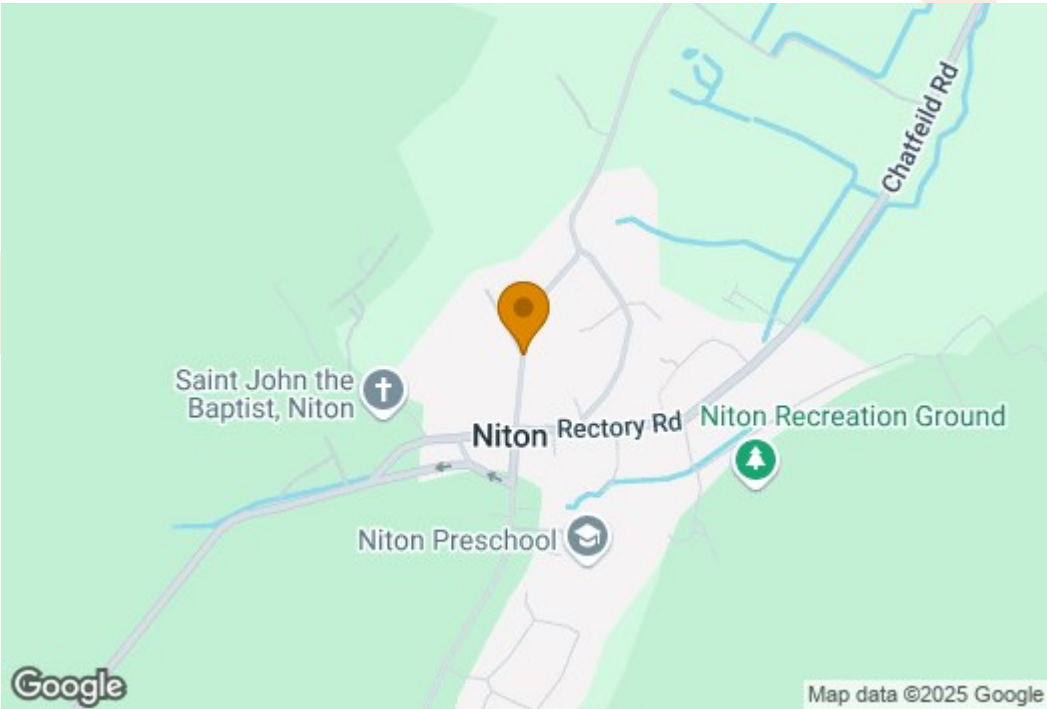
Council tax band C



GROUND FLOOR



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 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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