



MARVINS
ESTATE AGENTS



30 CLIFFORD STREET, NEWPORT, PO30 5AD

PRICE £165,000

Situated in Clifford Street, this property presents an exciting opportunity for those seeking a renovation project and is just a stone's throw away from the town centre, offering easy access to a variety of shops, cafes, and local amenities.

The property is ripe for transformation, allowing you to put your personal stamp on it and create a home that perfectly suits your lifestyle. With ample potential for modernisation, you can reimagine the space to meet your needs, whether that be a family home or investment property.

The property has had a new roof and new UPVC windows installed in 2022.

Offered CHAIN FREE and viewing by appointment.

COWES OFFICE

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GROUND FLOOR

Double glazed entrance door to:

HALLWAY

Stairs to upper floor off. Doors to:

LIVING ROOM

13'1 x 12' (3.99m x 3.66m)

Double glazed window to front. Fireplace. Additional doorway leading out to hallway.

DINING ROOM

13' x 12' (3.96m x 3.66m)

Double glazed window to rear. Two understairs storage cupboards. Fireplace. Door to:

KITCHEN

8'11 x 6'2 (2.72m x 1.88m)

Double glazed windows to side and rear. Double glazed door to lean to. Cupboards with worktops over. Stainless steel sink. Tiled splashbacks.

FIRST FLOOR

BEDROOM ONE

13'13 x 11'11 (3.96m x 3.63m)

Double glazed window to front. Built in storage cupboard with access to bedroom two.

BEDROOM TWO

11'11 x 9'7 (3.63m x 2.92m)

Double glazed window to rear. Storage cupboard with access to bedroom one. Door to:

BATHROOM

8'8 x 6'7 (2.64m x 2.01m)

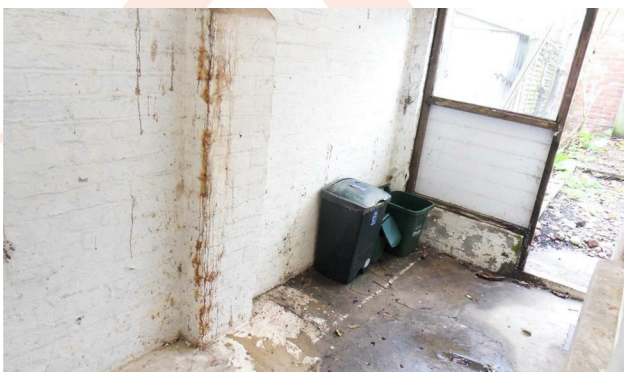
Double glazed window to rear. White suite comprising panelled bath, low level WC, pedestal washbasin. Built in storage cupboard housing hot water tank.

OUTSIDE

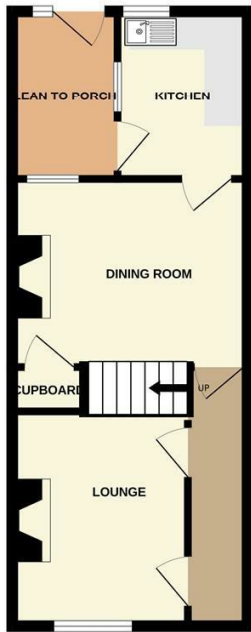
To the rear is a small garden with lean to porch accessed from the kitchen. Storage area housing WC.

TENURE

This property is Freehold. Council tax band A.



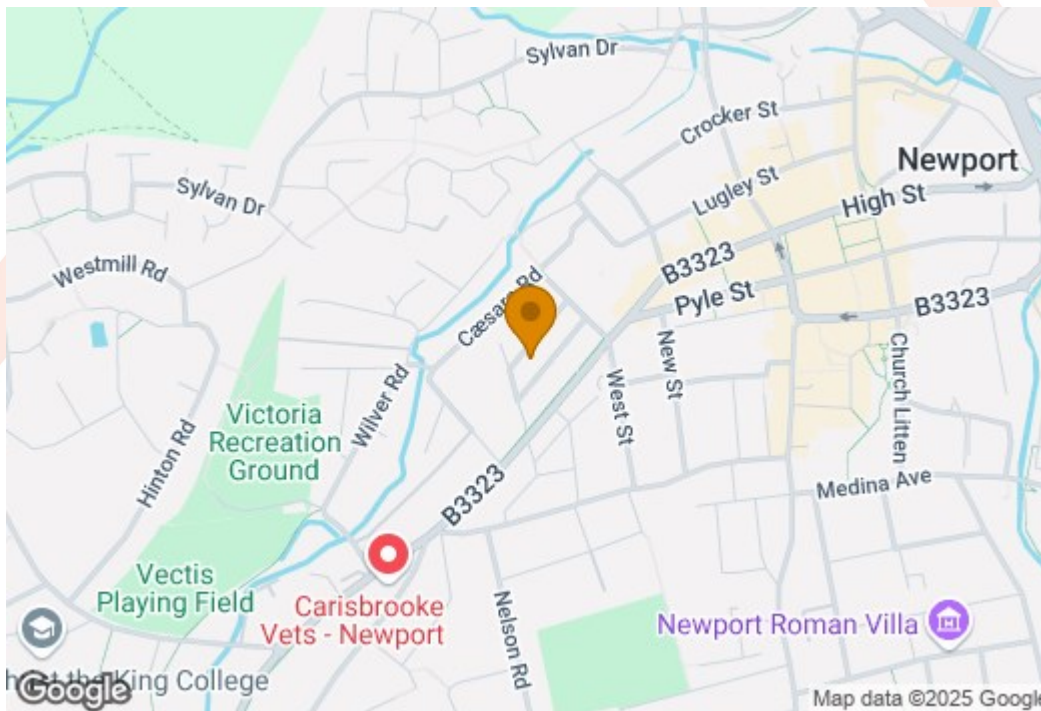
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metreplan 10/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	18	
(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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