



**MARVINS**  
ESTATE AGENTS



## 11 PORTLAND STREET, NEWPORT, PO30 1QQ

£150,000

A mid terrace two bedroom town house located conveniently for Newport town centre with its shops and main bus station with access routes around the Island. Ground Floor accommodation includes a Lounge, Dining Room, Kitchen and Bathroom. The property is in need of general modernisation and updating but lends itself as a great opportunity for someone to put their own stamp on this home. Viewing is strictly by appointment.

### COWES OFFICE

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## 11 PORTLAND STREET, NEWPORT, ISLE OF WIGHT PO30 1QQ

Entrance Door to:

### LOUNGE

11'7" x 11' (3.53m x 3.35m)

Double glazed window. Laminate wood flooring. Gas point.

### DINING ROOM

11'6" x 9'9" (3.51m x 2.97m)

Double glazed window. Laminate wood flooring. Under stairs storage cupboard. Stairs to upper floor off.

### KITCHEN

8'7" x 5'11" (2.62m x 1.80m)

Fitted with floor and wall cupboards with bevel edged worktops. Stainless steel sink unit. Plumbing for washing machine. Built in electric cooker with gas hob. Rear lobby and door to rear garden.

### BATHROOM

Panelled bath and low level WC. Pedestal wash basin.

First Floor

### BEDROOM ONE

11'7" x 11' (3.53m x 3.35m)

Double glazed window.

### BEDROOM TWO

11'7" x 9'7" (3.53m x 2.92m)

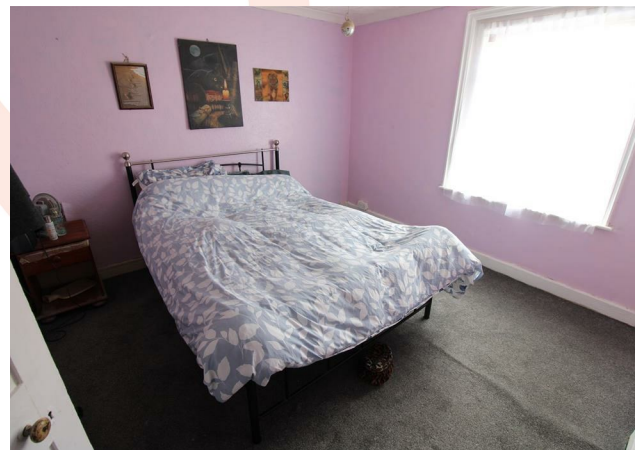
Double glazed window. Over stairs cupboard.

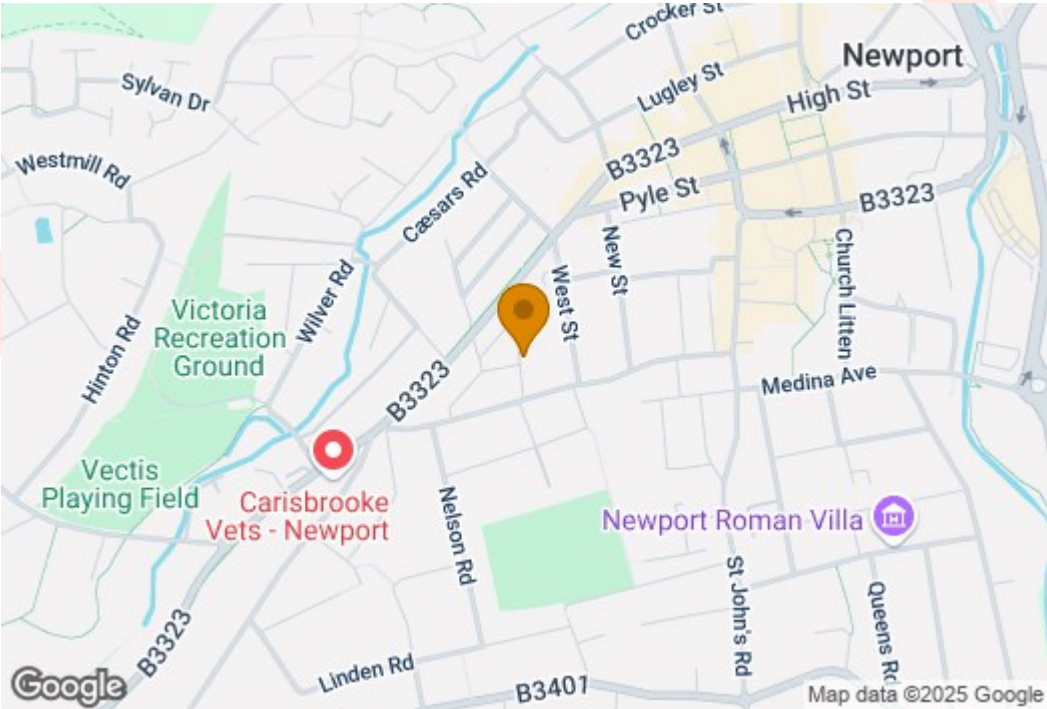
### OUTSIDE

Rear garden laid to lawn.

### TENURE

This property is freehold. Council tax band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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