



## SITUATION

Close to the junction with St John's Road in this residential area located within walking distance of Newport town centre. Newport is the county town and main commercial centre of the Isle of Wight which runs regular ferry services to Portsmouth.

## PROPERTY

Comprising a **Semi-Detached 2 Bed House** planned on ground and first floors, with a rear **Garden** and gas central heating.

## ACCOMMODATION<sup>1</sup>

### Ground Floor

Living Room, Dining Room, Kitchen, Outside WC

### First Floor

2 Bedrooms, Bathroom/WC

**GIA Approx. 710 sq ft plus Rear Garden**

<sup>1</sup>Not inspected internally by Barnett Ross. Area taken from EPC.

**VAT is NOT applicable to this Lot**

## FREEHOLD

## TENANCY

The entire property is let on an AST to **2 individuals** for a term of 1 year from 4th September 2020 at a current rent of **£7,800 per annum** exclusive.

**Note 1: There is a £750 Rent Deposit held.**

**Note 2: 45 Elm Grove sold for £145,000 in June 2018 (source: [www.zoopla.co.uk](http://www.zoopla.co.uk)).**

**£7,800** per annum

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

### Joint Auctioneers

Athawes, Son & Co  
Tel: 020 8992 0056 Ref: Mark Stevens  
Email: [mark@athawes.co.uk](mailto:mark@athawes.co.uk)

### Vendor's Solicitors

Lamb Brooks LLP  
Tel: 01256 844 888 Ref: Nigel Bourne  
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**