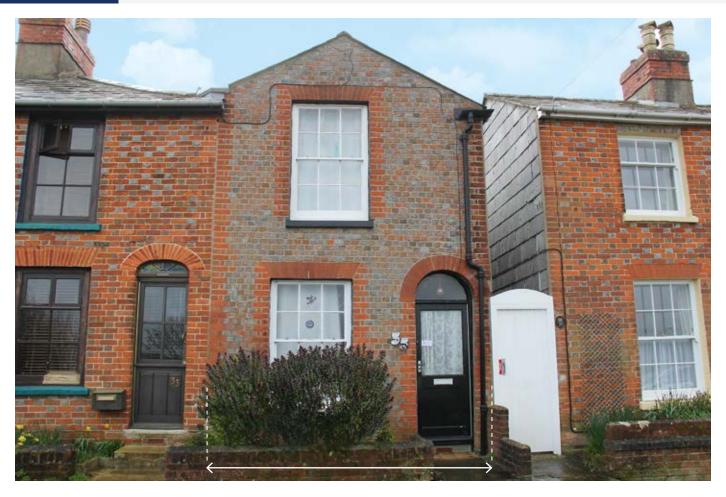
In the same ownership for over 17 years 6 week completion



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.

ACCOMMODATION1

Ground Floor

Living Room, Dining Room, Kitchen, Outside WC First Floor

2 Bedrooms, Bathroom/WC

GIA Approx. 710 sq ft plus Rear Garden

¹Not 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 $\pounds 7,800$ 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).

£7,800 per annum

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Vendor's Solicitors

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