



SITUATION

Located close to the junction with Drill Hall Road in this residential area located within close 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

A mid-terrace building comprising an unmodernised **2 Bed House** planned on ground and first floors. In addition, there is a rear lean-to and a storage area housing a WC together with a Rear Garden.

ACCOMMODATION¹

Ground Floor

Living Room	13'1" x 12'0"
Dining Room	13'0" x 12'0"
Kitchen	8'11" x 6'2"
Plus Rear Lean-to and external WC	

First Floor

Bedroom 1	13'1" x 11'11"
Bedroom 2	11'11" x 9'7"
Bathroom/WC	8'8" x 6'7"

GIA Approx. 764 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: In the least 3 years, the Vendors have spent £12,700 on a new roof and £4,750 on new uPVC double glazing.

Note 2: No. 4 Clifford Street sold for £185,000 in December 2023 and 44 Clifford Street sold for £140,000 in March 2024. (source: www.zoopla.co.uk).

Note 3: Refer to the Auctioneers for the video tour of the property.

Vacant 2 Bed House

The Surveyors dealing with this property are
John Barnett and Rocco Kay

Joint Auctioneers

Marvins

Tel: 01983 292 114 Ref: Debbie Menniss

Email: cowes@marvins.co.uk

Vendor's Solicitors

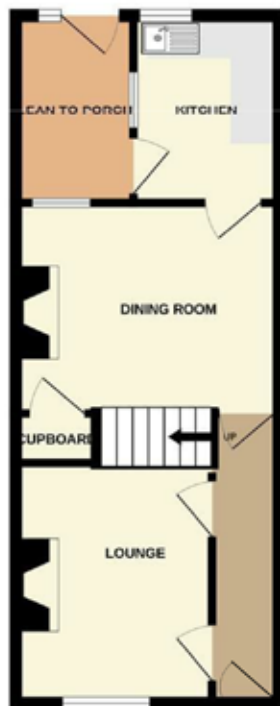
Seddons GSC

Tel: 020 7725 8021 Ref: Martina Ward

Email: martina.ward@seddons-gsc.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

GROUND FLOOR



1ST FLOOR



PLANS NOT TO SCALE AND FOR IDENTIFICATION PURPOSES ONLY.