

eastcowes@wright-iw.co.uk

wright  
estate agency



**£130,000**

42 Clifford Street, Newport, Isle of Wight, PO30 5AD









Nestled on the charming Clifford Street in Newport, this mid-terraced home presents an excellent opportunity for first-time buyers or savvy investors. Although the home is in need of modernisation, it holds great potential for those looking to put their personal touch on a property. The possibility of transforming this house into a stylish and contemporary living space is an exciting prospect.

With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The three well-proportioned bedrooms provide a comfortable retreat, while the bathroom caters to your daily needs. Additionally, the inclusion of a garden allows for outdoor enjoyment, perfect for gardening enthusiasts or simply unwinding in the fresh air.

This property is ideally situated, providing easy access to local amenities and transport links, making it a convenient choice for everyday living. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this mid-terraced house on Clifford Street is certainly worth considering. Embrace the chance to create a home that reflects your style and aspirations.

The home is a gentle 3 minute walk from the town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. In the opposite direction is the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy and restaurants. There are rural footpaths, bridleways and trails within easy reach, providing picturesque walks.



Porch	
Lounge	13'0" x 11'11"
Dining Room	13'0" x 11'10"
Kitchen	8'6" x 6'5"
Shower Room	7'3" x 6'1"
Sun Room	12'6" x 6'3"
First Floor - Landing	
Bedroom 1	13'1" x 11'11"
Bedroom 2	13'1" x 9'7"
Bedroom 3	8'8" x 6'5"

**Outside**

The rear garden is mainly laid to lawn with small patio area and timber shed.

**Council Tax**  
Band B

**Tenure**  
Freehold

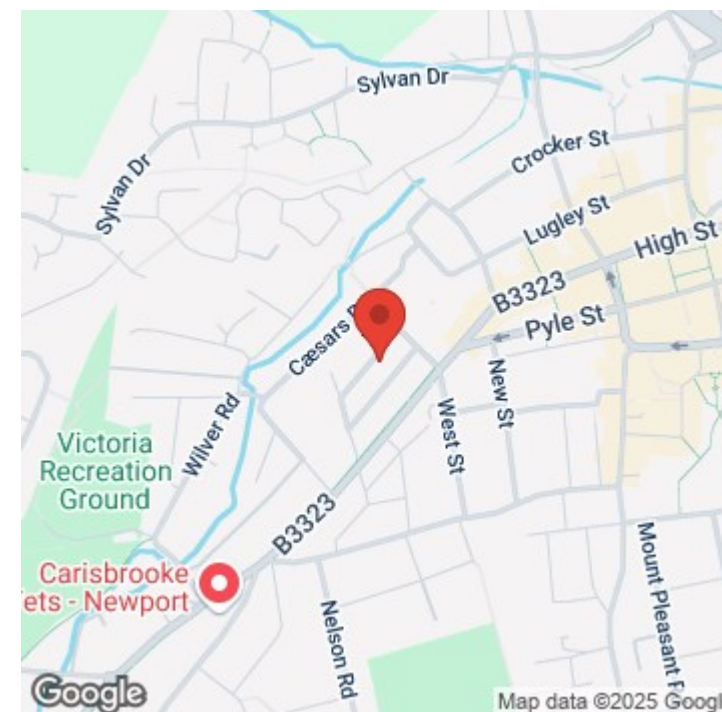
**Services**  
Mains drainage, water, electric

**Agents Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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