



18 Clifford Street, Newport, Isle of Wight

£158,000



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**DRAFT PARTICULARS ONLY:**

This beautifully styled two bedroom home is positioned within the town centre of Newport with the excellent amenities within a flat walking distance. The home has been tastefully and thoughtfully upgraded and designed to maximise storage without compromising on space. Decorated in crisp white throughout, the home offers a pretty sitting room; super kitchen/dining room and shower room on the ground floor, with two double bedrooms and en-suite bathroom on the first floor. There is a good sized rear garden with two sheds and the home is offered with no onward chain.

**UPVC double glazed front entrance door into:**

**ENTRANCE LOBBY:**

With wooden door into:

**SITTING ROOM:**

*12'2 max x 9'11 (3.71m max x 3.02m)*

In fresh white decor and stylish oak style flooring, a lovely light room with UPVC double glazed sash style front window and beautifully designed built in shelving and cupboard. Flat, coved ceiling and opening to:

**INNER LOBBY:**

With stairs to first floor and door to:

**KITCHEN/DINING ROOM:**

*12'4 max x 9'1 max (3.76m max x 2.77m max)*

Fitted with a range of sleek white fronted units with shaped polished chrome handles and oak style worktops. Stainless steel integrated oven; ceramic hob and extractor chimney as well as smart white one and a half bowl white sink unit. Space and plumbing for washing machine and cleverly created fridge/freezer recess. Space for table and door to:

**REAR LOBBY:**

With coat and boot space, door to garden and further door to:

**SHOWER ROOM:**

*5'6 max x 5'2 max (1.68m max x 1.57m max)*

Fitted with chic white suite of concealed cistern WC; corner wash hand basin and corner shower enclosure. Cupboard housing gas fired boiler; pale grey matte tiling and window to side.





### Enclosed staircase to:

### FIRST FLOOR LANDING:

With doors to:

### BEDROOM ONE:

*12'0 max x 9'2 (3.66m max x 2.79m)*

Again in fresh white decor with flat, coved ceiling and pretty feature fireplace. Built in wardrobe; window to rear and door to:

### EN-SUITE BATHROOM:

*9'6 max x 5'7 max (2.90m max x 1.70m max)*

A stylish room fitted with chic white suite of WC; wash hand basin and bath with shower attachment over. Fitted shelving recess and window to rear.

### BEDROOM TWO:

*12'0 max x 9'9 (3.66m max x 2.97m)*

A second double bedroom with tastefully fitted wardrobes and top cupboards, incorporating a dressing table. Deep overstairs cupboard and sash style window to front.

### REAR GARDEN:

An enclosed, sunny and good sized garden which is laid to blue slate; patio and lawn. Attractive shrubs to border and side pathway to the end of the garden. Timber shed, as well as raised deck terrace housing a second shed with double front opening doors as well as side door.

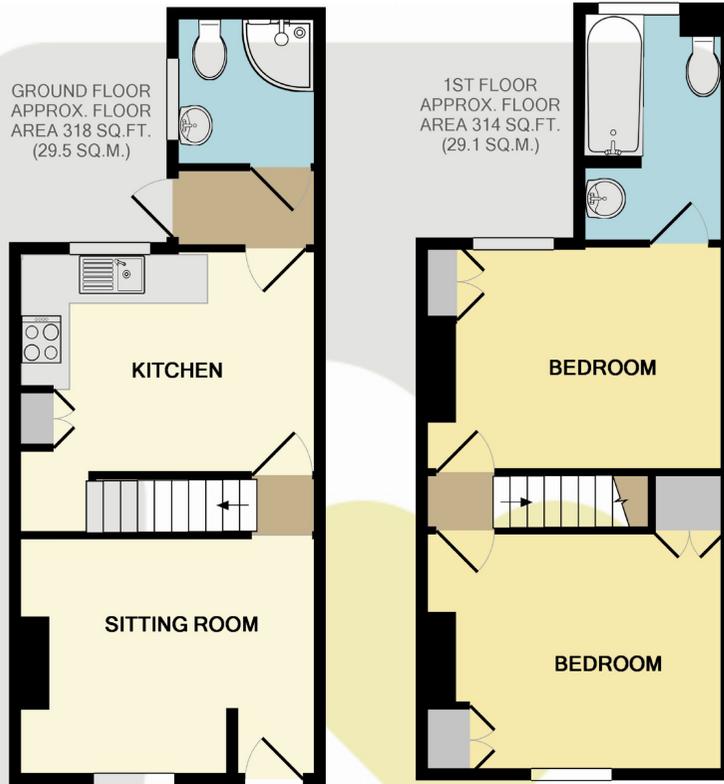
**Viewings: Strictly by appointment only through Megan Baker Estate Agents**

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Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

# Floorplan

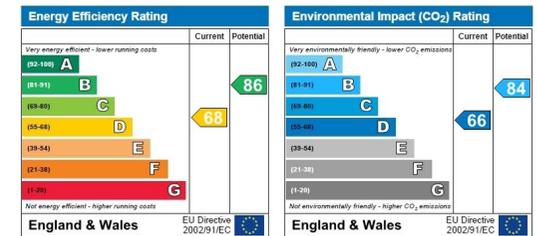


GROUND FLOOR  
APPROX. FLOOR  
AREA 318 SQ.FT.  
(29.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Arrange a viewing**  
Love this property and want to see more?  
Call us on **01983 280555**  
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

**Pop in for a chat**  
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