



93, Main Road,
Newport, HU15 2QS
£135,000



Main Road in Newport, this property presents a remarkable investment opportunity for discerning buyers. Its prime location offers immense potential for development or renovation, making it a blank canvas.

The property's position on Main Road ensures excellent visibility and accessibility, attracting both local residents and visitors alike. This area is well-connected, with convenient transport links to nearby cities, enhancing its appeal for potential tenants or buyers.

Investing in this property allows you to tap into the growing demand for housing locally, where the market is steadily expanding. Whether you envision transforming this space into a charming residence or a commercial venture, the possibilities are endless.

Tenure - Freehold
Council Tax Band - A



Tenure: Freehold
BAND: A

ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM

4.258 max x 3.974 (13'11" max x 13'0")
UPVC double glazed window to front elevation plus UPVC half glazed front door. Leading directly into living room, brick fire surround and tiled hearth. Radiator. Door leading to stairs.

KITCHEN

3.233 x max x 5.017 (10'7" x max x 16'5")
UPVC double glazed window to rear and side elevation. A range of base and wall mounted units and stainless steel sink drainer, plumbed for washer. Door leading to...

LOBBY

1.568 x 1.503 max (5'1" x 4'11" max)
UPVC double glazed door leading to the rear garden.

FIRST FLOOR

LANDING

Doors to.....

BATHROOM

1.694 x 3.719 (5'6" x 12'2")
UPVC double glazed window to rear elevation. Suite comprising, panel bath, pedestal wash basin and low flush WC, heated towel rail.

BEDROOM ONE

4.241 x 3.951 (13'10" x 12'11")
UPVC double glazed window to front elevation, Wall mounted boiler, storage cupboard. Radiator.

BEDROOM TWO

3.365 x 2.531 (11'0" x 8'3")
UPVC double glazed window to rear elevation, radiator. A range of built in cupboards.

EXTERNAL

To the front of the property is the low level brick wall with wrought iron gate. Whilst to the rear of the property is the garden which is mainly laid to lawn with mature hedging & shrubbery - Quaint outbuilding versatile in terms of use with a pitch tiled roof, one of the standout features of this property.

ADDITIONAL INFORMATION

Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

****Please note there is a large hole in the rear garden which was intended to be a workshop and has electrics in situ and Planning for Permitted Development.****

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

MEASUREMENTS/FLOORPLANS

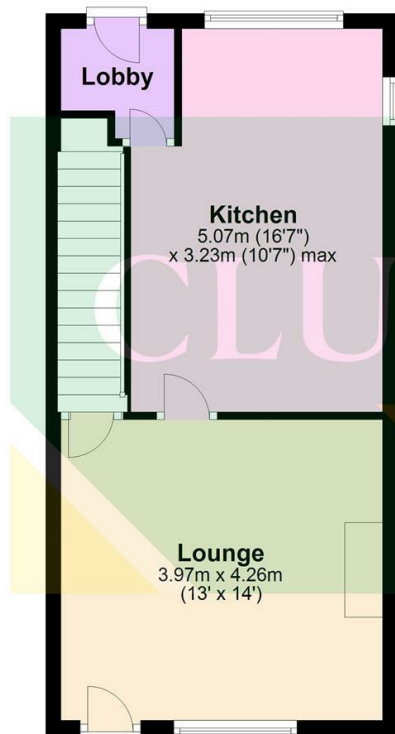
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 77.8 sq. metres (837.2 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

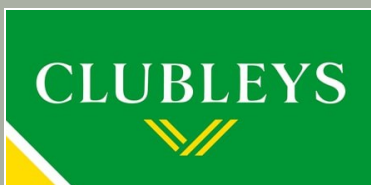
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.