

## Newport, Isle of Wight



- **2 Bedroom period cottage**
- **Surprisingly large rear garden**
- **Two reception rooms**
- **Walking distance of the town**
- **Well presented throughout**



## About the property

A wonderful two bedroom cottage in the centre of Newport and an easy short stroll into the shops, cafes and amenities of the town centre. This charming two bedroom home, is surprisingly spacious both inside and out, with well presented accommodation throughout.

Newport offers a bustling town centre and excellent public transport links around the island, all of which can be found on foot from this property. Those that enjoy the outdoors will also find the property sits walking distance of the Shide Cycle Track, Little London Quay and the Carisbrooke Castle too.

Internally, the property offers two reception rooms, a kitchen and a handy lean to on the ground floor. The first floor comprises two double bedrooms plus a well sized bathroom too. Outside the space is impressive, a spacious garden which is south westerly facing, ensuring you don't miss any of the summer sun!

Local Authority - Isle of Wight Council  
Council Tax Band B  
Tenure - Freehold

## Accommodation

Entrance hall  
Lounge 11'9 x 9'8  
Dining room 11'8 x 9'8  
Kitchen 9'6 x 5'2  
Utility 7'6 x 6'3  
Storage  
First Floor  
Landing  
Bedroom 1 12'6 x 11'9  
Bathroom  
Bedroom 2 12'6 x 11'9  
OUTSIDE  
Front Garden  
Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto:sales@triggiov.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

