

**Niton, Ventnor, Isle of Wight**



- **Two bedrooms**
- **Link Detached Bungalow**
- **Garage and Driveway**
- **Chain Free**
- **New Kitchen & Shower Room**



## About the property

A two bedroom link detached bungalow, set within a quiet and peaceful Close, just moments from the village centre. Niton village itself is vibrant and hosts a superb family grocery store, post office, library and local café, along with three pubs to choose from. There's also an array of local footpaths to discover, whether your heading east along the coastal trail towards the nearby town of Ventnor or West along the coastline along the Military Road to the Needles.

Arriving at the home, you're met with a driveway for multiple vehicles along with integral garage, whilst the front of the home is screened with a mature garden.

The property boasts a new kitchen and shower room and has been redecorated & carpeted throughout. Internally, there's an internal hallway, two family bedrooms and shower room. There's also a spacious lounge with views out into the distance to the countryside and a newly installed, well sized kitchen to the rear of the property.

Externally, at the rear of the property, there's a patio area that leads to the lawned garden with an area for sheds and greenhouse.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 1 13'6 x 9'5

Bedroom 2 13'5 x 7'9

Shower Room

Lounge/Diner 17'2 x 10'9

Kitchen 13'6 x 7'8

Rear Porch

### OUTSIDE

Driveway

Integral Garage

Front Garden

Side Access

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

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## 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)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	37	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			