

Newport, Isle of Wight



- **3 Bedrooms plus loft room**
- **Low Maintenance Rear Garden**
- **Two reception rooms**
- **Very convenient position**
- **Chain free**



About the property

A well sized period property in the heart of Newport, this spacious three bedroom property comes to the market in a super convenient position whilst also being chain free! It's the perfect choice for anyone wanting to take their first step onto the property ladder, find a home that has everything you need on the doorstep, or perhaps invest into the buy to let market.

Close to the Newport High Street shops, cafes and eateries, whilst also being easy reach of Good Schools, excellent public transport links and plenty of outdoor pursuits to keep you busy, from the Shide Cycle track to Nine Acres Playing fields and the infamous Carisbrooke Castle all close by.

Internally, the property is traditionally laid out, there are two reception rooms with the dining room or lounge linking well with the kitchen to create a sociable space. The property has three bedrooms, all of a good size plus a large loft room as well. There is a well sized, bright and airy modern bathroom too. The outside space is relatively low maintenance and with a sunny aspect.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 11'2 x 9'5

Dining Area 13'5 x 12'7

Kitchen 10'8 x 6'5

Bathroom

FIRST FLOOR

Landing

Bedroom 1 14'0 x 9'9 (into bay) en-suite and built in wardrobe

Bedroom 2 11'2 x 9'7

Bedroom 3 10'8 x 7'0

SECOND FLOOR

Loft Room 12'9 x 12'

OUTSIDE

Rear Courtyard 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		