

## Newport, Isle of Wight



- **3 Double Bedrooms**
- **Modern Kitchen and Bathroom**
- **Very spacious throughout**
- **Well sized, private rear garden**
- **Chain free**



## About the property

A charming period property in the heart of Newport, that has masses of space both inside and out! This three double bedroom, Victorian home is offered to the market chain free and in fabulous condition too! Delivering a convenient location which ensures you can access both the town, public transport and the countryside with relative ease.

A handsome house from the kerb, the property doesn't disappoint inside either. The rooms are bright, light and airy, whilst being spacious in every aspect. The lounge is bay windowed with a feature fireplace and the dining room with its open brick and log burner adds to the character. The kitchen leads suitably on from the dining area to ensure a sociable space.

There are three bedrooms here with a modern family bathroom. The bedrooms are all doubles and therefore provide plenty of space for the growing family. Outside, the garden is quite the surprise, its a large, sunny and private area which also offers a summer house. The summer house is mid-way through upgrading to a gym/office and would require finishing.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'1 x 11'6

Dining Room 15'3 x 10'10

Kitchen 9'10 x 8'10

Bathroom

Storage Cupboard

### FIRST FLOOR

Landing

Bedroom 1 15'2 x 10'11

Bedroom 2 12' x 10'11

Bedroom 3 9'11 x 8'10

### OUTSIDE

Front Garden

Rear Garden (with pedestrian access)

## 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			