

## Newport, Isle of Wight



- 3 Bedroom period cottage
- Spacious, modern kitchen/diner
- Fabulous garden
- Garage, workshop and driveway parking
- Convenient location with countryside close by too



## About the property

A charming period cottage on the outskirts of Newport, this 3 bedroom characterful home comes to the market with a wonderful rear garden and the practical benefit of parking for three cars.

Within touching distance of local shops, village amenities and the historic Carisbrooke High Street. The property also sits close to the infamous Carisbrooke Castle, several countryside walks including the Tennyson Trail and Parkhurst Forest. Those that wish to get into the Newport town centre and the St Mary's Hospital will also find the property well placed to do so.

Internally the property has undergone lots of changes by its current owners, from refurbishing the Kitchen/Diner, to transforming the large garden too. The ground floor is well sized, light and airy with a cosy lounge and sociable kitchen. There is also a handy porch area and further utility/boot room. The property offers three bedrooms plus a separate shower room as well.

Outside, the property is impressive to say the least. The garden is large, well designed and perfect for those with green fingers. There is a garage, which is currently utilised for storage and as a workshop space.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 15'8 x 8'5

Dining area 10'9 x 10'8

Lounge 11'0 x 10'9

Shower room

Utility 10'2 x 4'4

### FIRST FLOOR

Bedroom 1 11'1 x 11'0

Bedroom 2 11'0 x 7'6

Bedroom 3 9'1 x 7'8

### OUTSIDE

Front Driveway

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**

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