

Newport, Isle of Wight



- **3 Bedrooms plus loft room**
- **Open plan lounge/diner**
- **Kitchen**
- **Conservatory**
- **Rear garden & off-road parking**



About the property

Offering the best of both worlds, this modern family home offers spacious accommodation throughout and is located on a quiet residential road providing a balanced lifestyle of peace and tranquility, yet is perfectly placed for the practical amenities that the Islands capital town of Newport has to offer.

A fantastic location, Charnwood Close is a quiet residential road on the peripheral of Newport and Carisbrooke. This location is perfect being so close to the eclectic mix of supermarkets, coffee shops, restaurants, bars and retailers that Newport offers, all of which are within a very short distance of the property.

This home is ideal for professional working couples, looking for downtime away from the pressures of work, young families or grandparents that will enjoy watching the grandchildren play in the garden when they stay over. The enclosed rear garden is a perfect escape! You'll want to cook up a storm on the barbecue during the summer months in the beautifully private rear garden.

At the front there is off road parking and to the rear an enclosed rear garden.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 9'10 x 7'6

Lounge/Diner 15'5 x 14'2

Conservatory 13'5 x 8'9

FIRST FLOOR

Landing

Bedroom 1 11'10 x 9'1

Bedroom 2 9'9 x 7'4

Bedroom 3 8'4 x 6'5

Family Bathroom

Access to Loft Room

OUTSIDE

Rear Garden

Off-Road Parking

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>

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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			