

Newport, Isle of Wight



- **2 Double Bedrooms**
- **Two Reception Rooms**
- **Gated off road parking**
- **Walking distance of town**
- **Spacious throughout**



About the property

The ideal purchase for any first time buyers, buy to let investor or perhaps you are simply looking to make use of this super convenient location. Not to mention, the added bonus of off road parking!

Walking distance of the Newport High Street, with its large offering of shops, cafes and restaurants. The property also benefits from a Sainsburys, Lidl, St Mary's Hospital, IW College, Industrial Estate & Gym and B&Q close by, with a regular bus service and popular cycle track all on the doorstep too!

Internally, the space on offer is quite surprising. Behind the door of this period home is two reception rooms plus a well sized kitchen at the rear. The first floor comprises two generous double bedrooms and modern, family bathroom to compliment the home.

Outside, you will find a low maintenance and private rear garden area which also benefits from a gated parking area too, a sought after commodity in this area!

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

Accommodation

GROUND FLOOR

Entrance

Lounge 12'4 x 11'1

Diner/Study 11'9 x 11'2

Kitchen 14'0 x 6'4

FIRST FLOOR

Landing

Bedroom 1 12'4 x 11'1 walk-in wardrobe

Bedroom 2 11'9 x 11'2

Bathroom

OUTSIDE

Walled Front Garden

Low Maintenance Rear Garden with gated parking area

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

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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			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			