

## Newport, Isle of Wight



- **Garage & Off Road Parking**
- **3 Bedrooms**
- **Master En-suite and Family Bathroom**
- **Kitchen/Diner & Lounge**
- **Ground Floor Cloakroom**



## About the property

This delightful three-bedroom family home is perfect for a growing family, situated in a peaceful location, whilst still being within walking distance of Newport's vibrant local amenities.

Its position mean you can enjoy easy access to shops, cafes, and pubs while being within close proximity to good schools for all ages. The nearby local Recreation Ground and the charming Carisbrooke village are just a stone's throw away and there's plenty to explore, with the history of Carisbrooke Castle or enjoy scenic walks along the River Medina.

Features include a welcoming lounge, separate dining room, a kitchen that overlooks the sunny rear garden, and a convenient downstairs WC, whilst the first floor comprises three family bedrooms, including a master with an en-suite shower room, plus a family bathroom.

Externally the home provided a garage and off road parking, along with a sunny rear garden.

This home offers a blend of modern living and privacy, making it an ideal choice for families looking to settle in a desirable neighbourhood. Don't miss out on this fantastic opportunity!

Local Authority - Isle of Wight Council  
Council Tax Band - C  
Tenure - Freehold (Garage is leasehold)

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom/WC

Lounge 16'11 max x 14'9

Kitchen/Dining Room 14'8 max x 9'10 max

### FIRST FLOOR

Landing

Bedroom 1 13'6 max x 8'6 max

En-Suite Shower Room

Bedroom 2 10'6 x 7'11

Bedroom 3 8'9 x 5'11

Family Bathroom

### OUTSIDE

Front Garden

Rear Garden

Gated access to allocated Parking Space & Garage 18' x 8'9

## 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)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		