

Newport, Isle of Wight



- **3 Bedrooms**
- **Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **Downstairs WC/Utility room**
- **Chain Free**



About the property

CHAIN FREE, Superbly presented and surprisingly spacious! This three bedroom period cottage, in the heart of Newport, is ideal for those first time buyers, buy to let investors or those simply looking for convenience into Newport town.

Within a short stroll you can find yourself in amongst the shops, cafes and eateries of Newport High Street or perhaps taking the dog for a walk in the Victoria Recreation Ground. Easy reach of your daily amenities, from Supermarkets to Good schools for families and good public transport links as well.

Internally, the property is very well maintained and presented. There are two reception rooms with a large dining area which links well to the kitchen/breakfast space. Further to this, there is a utility/WC which offers the possibility of turning into a wet room. The first floor offers two bedrooms plus a large bathroom, whilst there is another bedroom on the second floor.

Outside, the property is very low maintenance, private, and offers a sunny aspect with its south facing position.

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

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 10'7 x 10'7
Dining Room 14'1 x 10'6
Kitchen 9'4 x 7'4
Breakfast Area 12' x 5'7
WC/Utility Room

FIRST FLOOR

Landing
Bedroom 1 14' x 10'6
Bedroom 2 14'1 x 7'3
Bathroom

SECOND FLOOR

Loft Room 12'11 x 11'4

OUTSIDE

Rear Garden
Shed

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			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			