

Newport, Isle of Wight



- **2 Bedroom House**
- **Convenient location**
- **Low maintenance rear garden**
- **Garage and Parking**
- **Chain Free**



About the property

Set in the heart of Newport, this two bedroom modern home comes to the market with the benefit of off road parking and a garage, with the bonus of being chain free!

Walking distance of the High Street shops, cafes and restaurants in Newport, the property also sits close to good schools, several supermarkets and Victoria Recreation Ground too. Those wanting the benefit of public transport will also find the Newport main bus station just a short stroll away.

Parking is a sought after commodity in central Newport and this property benefits not only from an allocated space but the benefit of a garage too. The garage has an up and over door but also direct access from the low maintenance rear garden.

Internally, the property offers a modern kitchen and lounge diner on the ground floor with the first floor offering two double bedrooms and a family bathroom.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 11'9 x 8'3

Lounge/Diner 15'2 x 11'4

FIRST FLOOR

Landing

Bedroom 1 11'4 x 10'8

Bedroom 2 11'5 x 8'

Bathroom

OUTSIDE

Low Maintenance Rear Garden

Garage

Allocated Parking Space

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

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			