

Newport, Isle of Wight



- **3 Bedroom Semi-Detached House**
- **Driveway for Two**
- **Beautiful Rear Garden**
- **Immaculate Presentation**
- **Quiet, Tucked Away Position**



About the property

A superbly presented, well designed and conveniently positioned semi-detached home in the heart of Newport, this perfect family home comes to the market in excellent condition throughout, with several years of the New Build House Warranty left to run.

A good looking house from the kerb, the property offers a driveway suitable for two cars, whilst there is also a private rear garden, which is designed to be a low maintenance space which catches the sun too.

The property offers bright, light and airy living spaces, with both a well sized lounge and a very modern kitchen. This family house is perfect for anyone looking to simply move in and start living, with contemporary fixtures and fittings. The first floor comprises three family sized bedrooms, suitably complimented by a family bathroom, not to mention the handy downstairs WC too.

The garden here has been really well taken care of by the current owner. It's a larger space than many similar homes and offers both a sunny, private and pretty outside space to enjoy.

Sat within easy reach of Newport High Street by car, or walking down the Shide cycle track. There is also the benefit of access to the rest of the island via the cycle track too, all the way through to Sandown. Within a short stroll, you can also benefit from the main bus route stop and ensure the food shopping is taken care of with the Asda Superstore close by.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 15'4 x 14'3

Kitchen 10'6 x 6'8

Cloakroom W/C

FIRST FLOOR

Landing

Bedroom 1 14'3 max x 8'5

Bedroom 2 10'9 x 7'10

Bedroom 3 10'5 x 6'2

Bathroom

OUTSIDE

Rear Garden

Driveway x 2

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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			