

## Newport, Isle of Wight



- **3 Bedroom Period Home**
- **Walking Distance of High Street**
- **Low Maintenance Rear Garden**
- **Two Reception Rooms**
- **Chain Free**



## About the property

Situated in a highly convenient location within easy walking distance of Newport town centre, this delightful period terraced house combines character and comfort. The property offers a warm and inviting atmosphere, making it the perfect choice for first-time buyers, small families, or those seeking a convenient position.

Inside, the property features two well-proportioned bedrooms, a single bedroom and two versatile reception rooms, ideal for relaxation and entertaining. The additional loft bedroom provides extra flexibility. With its cosy interior and thoughtful layout, this home effortlessly balances period charm with modern convenience.

To the rear of the property, you'll find a low-maintenance garden, offering a private and tranquil space to unwind. Whether enjoying a morning coffee or hosting a casual outdoor gathering, this garden provides an appealing extension of the home. There is also a workshop to the rear of the kitchen, offering additional working or storage space.

Offered to the market chain-free, this charming home is ready for its new owners to move in and enjoy. With its enviable location and inviting features, this property presents an excellent opportunity to embrace the best of Newport living. Don't miss your chance to make it your own!

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold  
Parking Permit - £72 p/a

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 14'1 x 10'1

Dining Room 14'1 x 10'

Kitchen 9' x 6'7

### FIRST FLOOR

Landing

Bedroom 1 10'1 x 10'

Bedroom 2 14' max x 7'

Stairs to

Bedroom 3 14'3 x 11'5

### OUTSIDE

Workshop

Rear Garden

Permit Parking

## 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**

**[triggiov.co.uk](http://triggiov.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>		88
(69-80) <b>C</b>	72	
(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>		