

## Newport, Isle of Wight



- **3 Bedroom Detached House**
- **Driveway Parking**
- **Spacious Throughout**
- **Close to High Street & Hospital**
- **Chain Free**



## About the property

A modern three-bedroom detached house located in a highly convenient area of Newport, Isle of Wight, just a short walk from the High Street, St Mary's Hospital, and excellent local transport links.

The property boasts driveway parking and a low-maintenance rear garden, perfect for those seeking a hassle-free outdoor space. Inside, you'll find a spacious lounge and a separate dining area that opens onto a decked area, ideal for entertaining. The modern fitted kitchen is both stylish and functional, with ample storage and worktop space. A downstairs cloakroom adds convenience.

Upstairs, there are three generously sized bedrooms, including a master with an en-suite, plus a separate family bathroom. The property is offered chain-free and is in move-in ready condition, making it an ideal choice for families or professionals seeking a contemporary, well-located home.

Don't miss this fantastic opportunity to secure a stunning property in the heart of Newport.

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom WC  
Living Room 14'19 x 13'1  
Dining Room 12'7 x 9'4  
Kitchen 8'2 x 10'7  
Utility Room 5'7 x 10'7

### FIRST FLOOR

Landing  
Bedroom 1 11'2 x 13'1  
En-suite  
Bedroom 2 12'7 x 9'8  
Bedroom 3 8' x 10'8  
Bathroom  
OUTSIDE  
Driveway  
Rear Garden

## 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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			