

Newport, Isle of Wight



- **2 Bedroom Maisonette & Shop**
- **High Street Location**
- **Maisonette Above Shop Area**
- **Lots of Potential**
- **Chain Free**



About the property

Situated in the heart of Newport, this charming shop and maisonette comes to the market offering the FREEHOLD to purchase. The fantastic, High Street location is perfect for local business whilst being extremely convenient for day to day living too.

Positioned toward the Carisbrooke end of Newport town centre, the property is walking distance of local parks, supermarkets and the main island bus station. As well as all that, the shops, cafes and restaurants in the town too.

The ground floor consists a large shop front with kitchenette and separate WC. The shop offers a front street facing area with a further area to the rear offering a more private space. The first floor and second floor consists of a well presented maisonette with recently fitted kitchen. The property comes with plenty of character and period charm ensuring it offers a very cottagey feel. There are two bedrooms and a family bathroom to suitably cater the home.

Local Authority - Isle of Wight Council
Council Tax Band A
EPC Shop E Maisonette E
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Porch
Door to
Front Shop Area 27' x 9'1
Raised Shop Area 13'8 x 12'4
Back Room 11' x 6'4
Inner Hallway
Kitchenette
WC
Door & stairs to Maisonette

FIRST FLOOR

Landing
Kitchen 7'7 x 7'1
Lounge 17'2 max into bay x 12'6
Bathroom
Stairs to

SECOND FLOOR

Landing
Bedroom 1 15'4 max x 12'8 max
Bedroom 2 12'7 x 10'10

OUTSIDE

Rear Path/Courtyard

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		
(69-80) C		72
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		