

(Offers Over) £295,000 Freehold

Newport, Isle of Wight



- 3 Bedroom Family Home in Exceptional Condition
- Immaculately Presented
- Garage and Parking for Two
- En-suite Master Bedroom
- Chain Free



Call 01983-525710 to view this home, or visit <u>www.triggiow.co.uk</u> for more details.



About the property

This immaculate three-bedroom semi-detached home in the highly sought-after Carisbrooke Meadows estate in Newport, Isle of Wight, offers modern, chain-free living with immaculate accommodation throughout. Ideally located close to Sainsbury's, the town centre, High Street, excellent schools, and convenient public transport links.

This stunning property is perfect for families or professionals. The ground floor boasts a spacious and bright lounge alongside an open-plan kitchen and diner, with French doors leading to a well-kept, low-maintenance rear garden, perfect for outdoor dining and relaxation. Upstairs, the first floor comprises three well-sized bedrooms, including a master bedroom with an en-suite shower room, complemented by a modern family bathroom.

Additional features include a detached garage with two dedicated parking spaces and a beautifully designed garden, offering both practicality and privacy. This move-inready home presents a rare opportunity to secure stylish, contemporary living in a prime location-book your viewing today.

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

Accommodation

GROUND FLOOR

Lounge 18'6 × 13'4 Cloakroom WC Kitchen/Diner 14'6 × 10'3 Storage Cupboard **FIRST FLOOR** Landing Airing Cupboard Bedroom 1 11'1 × 8'7 Fitted Wardrobe En-Suite Shower Room Bedroom 2 10'4 × 8'7 Bedroom 3 7'10 × 5'8 Bathroom WC OUTSIDE

Front Garden

Rear Garden

Garage

Off Road 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 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@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) B (81-91) C (69-80) (55-68) D)

E

F

G

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to the particular best as being factuary accounter for some of the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buy ers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

(39-54)

(21 - 38)

(1-20)

Not energy efficient - higher running costs