

## Newport, Isle of Wight



- Surprisingly Spacious Home
- Good Sized Garden
- Ideal for First Time Buyers or BTL Investors
- Chain Free
- Conveniently Located



## About the property

Nestled in the heart of Newport, this delightful and conveniently located home is a superb choice for first-time buyers, savvy buy-to-let investors, or anyone looking to enjoy the vibrant High Street lifestyle. With its spacious interior, sunny garden, and permit parking options, this property is bound to attract plenty of interest.

Situated just a short stroll from Newport's shops, cafes, and eateries, this home combines urban convenience with a friendly community feel. Families will appreciate the proximity to excellent schools, while the nearby Victoria Recreation Ground offers a perfect spot for outdoor activities. Daily essentials are easily accessible with supermarkets and public transport links close by.

Inside, the property features two versatile reception rooms, with the dining area seamlessly connected to the kitchen to form a sociable kitchen/diner—a perfect space for entertaining or family meals. Upstairs, two generously sized bedrooms are complemented by a family bathroom, while a convenient downstairs toilet adds practicality.

Step outside to discover a sunny and private garden, ideal for relaxing or unleashing your green thumb. Whether you're a keen gardener or simply enjoy outdoor living, this space offers great potential to make it your own.

Don't miss this opportunity to secure a charming home in an unbeatable location. Whether you're starting your property journey or expanding your portfolio, this Newport gem is a must-see!

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

## Accommodation

### GROUND FLOOR

Entrance Hall  
Living Room 10'8 x 10'2  
Dining Room 13'5 x 12'  
Kitchen 12' x 7'2  
Conservatory  
Downstairs WC

### FIRST FLOOR

Bedroom 1 13'5 x 11'  
Bedroom 2 12' x 8'3  
Bathroom

### OUTSIDE

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**

**[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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		