

Newport, Isle of Wight



- **Beautifully Presented Family Home**
- **Fabulous Period Features Throughout**
- **Two Receptions & Kitchen/Diner**
- **Bathroom and Shower Room**
- **Walking Distance of Town Centre**



About the property

Full of period features, bags of character and charm, this wonderful three bedroom property is presented beautifully throughout, superbly placed for convenience and big on space too! With two reception rooms a Kitchen/Diner and a Utility Room, the living space is well sized here and perfect for the growing family!

Walking distance of the Newport High Street, Good Schools and plenty of cafes and Restaurants. The property is also a stone's throw from the Marks and Spencer store and the Shide Cycle track, which is a haven for wildlife and outdoor pursuits linking all the way through the islands' countryside to Sandown.

The ground floor here consists of two, very well sized reception rooms, currently a lounge and separate snug. There is a large, sociable kitchen diner which overlooks the rear garden. This is a modern space which still retains much of the character you would hope for! In addition a handy utility space with further storage can be found with access onto the rear garden.

Upstairs, you will find three double bedrooms with both a shower room in fabulous condition after seeing a recent upgrade and then another family bathroom which is in excellent condition too. There is also a very large loft space, which offers plenty of potential for those looking to add some more space or value.

Outside you will find an enclosed front garden and to the rear, a good sized rear garden with patio area, log shed & space for children to enjoy.

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

Accommodation

GROUND FLOOR

Entrance Hall
Kitchen/Diner 23' x 8'9
Utility Room 12'4 x 5'6
Snug 12'8 x 10'10
Lounge 15'7 x 12'9

FIRST FLOOR

Landing
Bedroom 3 10'8 x 10'3
Shower Room
Separate WC
Bedroom 2 12'8 x 10'10
Bedroom 1 15'3 x 12'9
Bathroom

OUTSIDE

Walled front garden
Rear Garden
Patio Area
Log Shed

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

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		