

£310,000 Freehold

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

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 of our team on

01983 525710

triggiow.co.uk

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

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 make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore 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 applicances. We have not sough to verify the legal title of the property and the buyers 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.