

£177,500 Freehold

Newport, Isle of Wight



- 2 Bedroom Period Cottage
- Ideal First Purchase or Buy to Let
- Two reception Rooms
- Rear Garden
- Chain Free



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



About the property

Charming Two-Bedroom Cottage – Chain Free & Full of Potential!

Looking for a cosy home with character, convenience, and a chance to put your own stamp on it? This charming twobedroom period cottage in Newport could be just the one!

Perfectly positioned within walking distance of the town centre, you'll have shops, bars, restaurants, great schools, and handy transport links right on your doorstep. Inside, the ground floor offers two welcoming reception rooms, ideal for relaxing or entertaining, plus a modern kitchen to whip up your favourite meals. Upstairs, you'll find two well-sized bedrooms and a bathroom at the rear.

Step outside, and you'll discover a generously sized garden—it's got great potential, but could do with a little TLC (think of it as your next project!).

Offered chain free, this cottage is a fantastic find for firsttime buyers or savvy investors. Don't miss out—book your viewing today!

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 10'4 x 10'4

Dining Room 13'5 x 11'3

Conservatory

Kitchen 11'4 x 5'9

FIRST FLOOR

Landing

Bedroom 1 13'4 x 11'2

Bedroom 2 11'2 x 8'2

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 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 (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.