

Newport, Isle of Wight



- **** SSTC - PRIOR TO MARKETING ****
- **Spacious Kitchen and Utility Room**
- **Quiet, convenient and Sought after Location**
- **Well Sized, Private Rear Garden**



About the property

** SSTC PRIOR TO MARKETING **

This semi-detached period cottage in Newport, Isle of Wight, offers a blend of character and convenience. Situated near the High Street and on the edge of Shide, it provides easy access to transport links, including the main Southern Vectis bus station, as well as a variety of pubs, bars, and restaurants.

The cottage boasts strong curb appeal and a well-sized rear garden. Inside, the ground floor features a spacious lounge, a large kitchen with ample cupboard space, a utility room, and a contemporary rear garden view. There's also a convenient downstairs shower room.

Upstairs, the first floor includes two double bedrooms, one of which benefits from a recently modernized en-suite shower room. A further large bedroom is located on the second floor, created from a loft conversion.

This property combines period charm with modern touches, making it an attractive home in a prime location. Would you like any refinements to this description?

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

Accommodation

GROUND FLOOR

Entrance Hall
Lounge 13' x 12'7
Kitchen 12'6 x 11'4
Utility Room 9' x 6'6
Bathroom
Conservatory 14'6 x 8'8

FIRST FLOOR

Landing
Bedroom 1 12'6 x 11'4
Bedroom 2 12'6 x 9'1
En-suite Shower Room

SECOND FLOOR

Landing
Bedroom/Loft Room 12'4 x 11'8

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

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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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		