

Newport, Isle of Wight



- **3 Bedroom Detached Home**
- **Parking for At Least Two Cars**
- **Private, South Westerly Facing Rear Garden**
- **Remainder of NHBC**
- **Immaculately Presented**



About the property

A bright, light and beautifully presented home that has been superbly kept by its current owners with modern fixtures and fittings, a pretty rear garden and parking for at least two cars. This fantastic home offers low maintenance and energy efficient living whilst also benefiting from a remainder of the NHBC build warranty.

Situated within a stone's throw from the Pan Meadows Country Park, the property offers wonderful walks on the doorstep whilst also being in a quiet road too. However, those wishing for convenience will also find the property sits in close proximity of the Newport town centre and plenty of your daily amenities too.

Driveway parking for two cars at the rear, the property also offers a sunny, private and very well kept rear garden. A wonderful space to sit out and enjoy which also offer additional side access from the driveway. The garden is low maintenance but also with nothing but open grassland and a footpath at the rear ensures you are not overlooked.

Internally, the property has been immaculately kept. The living space is well sized and in excellent condition with a modern fitted kitchen and sociable lounge/diner opening onto the rear garden. The first floor comprises three bedrooms with a gorgeous family bathroom.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 10'2 x 8'9

Downstairs Cloakroom WC

Lounge/Diner 15'5 x 14'4

FIRST FLOOR

Landing

Bedroom 1 14'4 x 8'6

Bedroom 2 10'7 x 7'9

Bedroom 3 10'10 x 6'3

Bathroom

OUTSIDE

Driveway

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>

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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
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		