

Camp Hill, Newport, Isle of Wight



- **Beautifully Presented**
- **Garage and Parking**
- **Modern Kitchen and Bathroom**
- **Quiet Location**
- **Close to St Mary's Hospital**



About the property

Beautifully presented and well positioned, this family home comes to the market in excellent condition and with the bonus of both off road parking and a garage. A charming family home, the property is in a quiet and tucked away location whilst being convenient too for both the St Mary's Hospital and the Newport Town centre.

A 1920's property, this handsome house offers plenty of kerb appeal. The property sits adjacent to surrounding woodland too to give a lovely outlook which changes through the seasons. Wrap around gardens with a paved sun trap and further turfed and planted area, there is also detached garage with power and lighting and parking for two.

Internally, the property offers high ceilings, lots of period features and beautiful décor too. The lounge comes with a log burner to create a warm, welcoming and well sized space. The kitchen/diner is modern area which is great for entertaining. Additionally, the ground floor has a W/C and a conservatory too. The three bedrooms are all very suitably sized for a family and complimented by a modern bathroom with separate shower.

Excellent countryside walks on the doorstep and the ease in which you can access Wildlife and Nature whilst still being so convenient for daily amenities, makes this home a perfect combination for 21st Century Living.

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

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge 18'10 x 12'3
- Kitchen/Diner 12'3 x 12'2
- Downstairs Cloakroom WC
- Conservatory 7'7 x 7'5
- Stairs to
- Bathroom with Separate Shower
- Stairs to

FIRST FLOOR

- Landing
- Bedroom 1 14'2 x 12'8 (Fitted Wardrobes)
- Bedroom 2 14'1 x 10'5
- Bedroom 3 10'1 x 9'5

OUTSIDE

- Garage
- Driveway
- Enclosed Side Garden
- 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@triggiew.co.uk

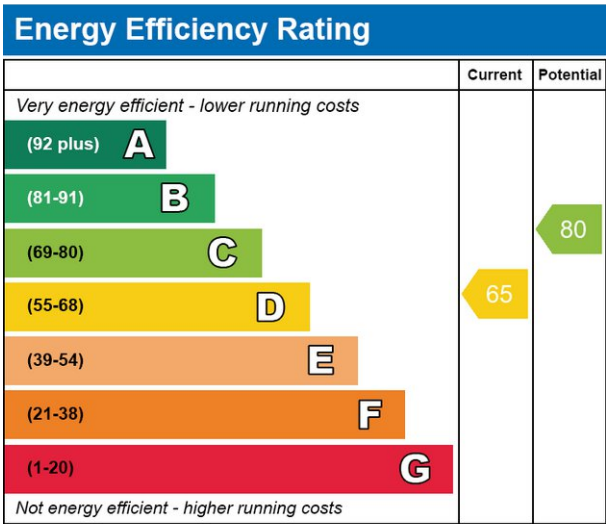
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk



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 accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to check the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.