

## Carisbrooke, Newport, Isle of Wight



- **3 Bedrooms**
- **Three Parking Spaces & Garage**
- **South Facing Rear Garden**
- **Ideal Family Home**
- **Chain Free**



## About the property

The ideal family home offering three bedrooms with both a garage and parking. This modern property is tucked away in a quiet cul de sac and yet conveniently placed for local shops and village amenities whilst being well connected to Newport town centre too.

Within a short walk you will find the benefits of a local shop, village High Street & good Schools. Those that enjoy the outdoors will be able to access Carisbrooke Castle and surrounding countryside too. When wanting to venture further across the island, the property is just a matter of steps away from the Bus Stop too, ensuring you can be amongst the rest of what the island has to offer.

Internally, the property offers well sized living spaces with the addition of a conservatory, which overlooks the rear garden. The first floor comprises 3 bedrooms with a family shower room. The loft has fitted ladder access from the landing and is boarded out for storage. The property also offers plenty of potential with planning permission in place to extend from the rear of the kitchen, where the conservatory currently sits and re-site the conservatory which will be accessed off the lounge/diner.

The outside space is well sized with a sunny rear garden which faces south. This rear garden area has a shed, side access and plenty of potential to create any space you wish, low maintenance or suited to those that are keen gardeners. The property also benefits from not only allocated parking but in fact space for three cars at least plus a garage as well.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 15'6 x 11' Large Understairs Cupboard

Kitchen Diner 15'6 x 9'11

Conservatory 9'8 x 6'8

### FIRST FLOOR

Landing

Bedroom 1 12'7 x 8'8

Bedroom 2 11'4 x 9'7

Bedroom 3 7'11 x 6'7 into wardrobe

Shower Room

### OUTSIDE

Front Garden

Side Access

Rear Garden

Three Parking Spaces

Garage

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://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](http://triggiov.co.uk)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		