

## Newport, Isle of Wight



- **2 Bedroom Modern Bungalow**
- **Garage and Parking**
- **Large Rear Garden**
- **Sought After Location**
- **Bright, Light and Airy Throughout**



## About the property

Tucked away in the sought-after Cook Avenue, Newport, this delightful two-bedroom semi-detached bungalow is a fantastic find! Offering a wonderful balance of comfort and potential, this home is perfect for those looking to settle into a great area with everything close by.

Step inside to find a modern fitted kitchen, a bright and welcoming lounge with space for dining, and two well-sized double bedrooms. Whether you're a first-time buyer, downsizing, or searching for a property with room to grow, this home ticks plenty of boxes.

Outside, there's plenty to love! A generous driveway provides parking for several vehicles, plus there's a garage for extra storage or even a workshop space. The real highlight? A surprisingly large, sunny wrap-around garden—a rare gem that offers fantastic potential. Whether you dream of creating a beautiful outdoor retreat, adding a conservatory, or even extending the home (subject to planning), the possibilities here are exciting!

Ideally located for local schools, amenities, and easy access to Newport town centre, this bungalow offers convenience, charm, and great potential all in one. Don't miss out—come and see for yourself!

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 14'3 x 14'5

Kitchen 11'8 x 8'1

Bedroom 1 13'1 x 11'3

Bedroom 2 11'3 x 8'3

Bathroom

### OUTSIDE

Driveway

Garage

Large 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](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>			88
(69-80) <b>C</b>		70	
(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>			