

Newport, Isle of Wight



- **2 Bedroom House With Loft Room**
- **Refurbishment Required**
- **Very Convenient Location**
- **Ideal As Buy To Let Investment**
- **Chain Free**



About the property

Chain-Free Two-Bedroom Period Home with Garden –
Newport Town Centre, Isle of Wight

Situated in the heart of Newport, just moments from the shops, restaurants, and amenities of the town centre, this charming period property offers an exciting refurbishment opportunity for those seeking a project with excellent potential.

The ground floor comprises a welcoming living room, a separate kitchen, and a family bathroom. To the rear, you'll find a good-sized garden – a rare bonus for such a central location – providing plenty of space for relaxing or entertaining once landscaped.

Upstairs, the first floor offers two well-proportioned double bedrooms, while the second floor reveals a versatile loft room complete with a compact en-suite, ideal for use as a home office, guest space, or additional bedroom (subject to any necessary consents).

While the property does require updating, it presents a superb blank canvas for buyers wishing to put their own stamp on a home. With strong buy-to-let potential or the makings of a perfect first home, its location also offers easy access to good local schools, transport links, and the island's countryside and coastline.

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

Accommodation

GROUND FLOOR

Lounge 13'9 x 9'4

Kitchen 13'9 x 7'9

Rear Hallway

Bathroom

FIRST FLOOR

Landing

Bedroom 1 13'9 x 7'9

Bedroom 2 9'8 x 7'9

Stairs to

Loft Room 7' x 6'2

En-suite Shower

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

triggio.co.uk

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 82 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |