

## Newport, Isle of Wight



- **3 Bedroom Period Property**
- **Well Sized Rear Garden**
- **Ideal First Purchase**
- **Walking Distance of Town**
- **Quiet Location**



## About the property

Situated on a quiet residential road in the heart of Newport, this attractive three-bedroom period property offers a wonderful blend of character, comfort, and convenience. Ideally located just a short walk from Newport town centre, the home enjoys easy access to a wide range of high street shops, bars, cafés, and restaurants, as well as excellent public transport links and well-regarded local schools.

The ground floor accommodation is well laid out, comprising a welcoming lounge and a spacious kitchen/diner, ideal for everyday living and entertaining. Completing the downstairs is a recently modernised bathroom, finished to a contemporary standard.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation suitable for families, guests, or home working.

Externally, the home benefits from a well-sized rear garden, a particularly appealing feature given the central yet peaceful location. This outdoor space is ideal for relaxing, gardening, or entertaining during the warmer months.

Due to its sought-after position and versatile layout, this property is expected to prove popular. It would make an ideal purchase for first-time buyers, investors, or those looking to downsize while remaining close to Newport's amenities.

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

## 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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## Accommodation

### GROUND FLOOR

Lounge 11'7 x 11'  
Kitchen/Diner 11'7 x 10'8  
Utility area  
Bathroom

### FIRST FLOOR

Bedroom 1 11'7 x 11'  
Bedroom 2 10'9 x 8'7  
Bedroom 3 10' x 6'6

### OUTSIDE

Rear Garden  
Permit Parking Availability

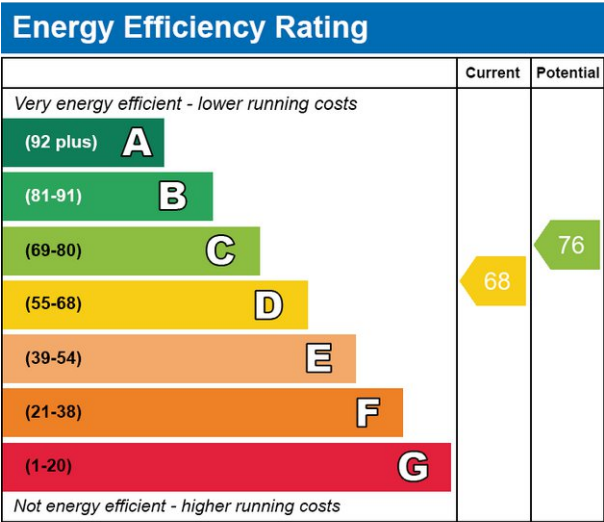
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**



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