

Newport, Isle of Wight



- **2 Bedrooms Plus Loft Room**
- **Large Shower Room**
- **Convenient Town Location**
- **26ft Lounge/Diner**
- **Light, Bright and Airy**



About the property

A period property in the heart of Newport, offering excellent convenience for the town centre and localised amenities. This bright and airy home is the perfect purchase for any buy to let investors, first time buyers or perhaps just someone looking to make the most of this super location.

Shops, cafes and restaurants on the doorstep, the property is also walking distance of the Island's main bus station for superb links around the island. The cycle track is close by too, ideal for accessing the great outdoors and will link you all the way from Cowes to Sandown on two wheels.

Internally, the property offers a large and sociable lounge diner with a separate lean to accessing out onto the low maintenance and sunny rear garden. There is a modern kitchen too. The first floor comprises two double bedrooms and a large 4 piece bathroom. Further to this, there is the added bonus of a large loft room with two Velux style windows.

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

Accommodation

GROUND FLOOR

Entrance

Lounge/Diner 25'10 x 12'7

Kitchen 11' x 6'10

Lean to 8'1 x 4'9

FIRST FLOOR

Landing

Bedroom 1 12'9 x 11'5

Bedroom 2 13'9 x 10'

Bathroom

Stairs to

Loft Room

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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

Book a Viewing

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To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			