

Newport, Isle of Wight



- 2 Bedroom Period Property
- Kitchen/Diner Layout
- Views onto Playing Fields
- Well Sized, South Facing Rear Garden
- Chain Free



About the property

**** SSTC PRIOR TO MARKETING**** A well-presented two-bedroom mid-terrace home, ideally situated along the popular Elm Grove in Newport, enjoying attractive open views across the Nine Acres playing fields.

Offered chain-free, this property provides spacious and flexible accommodation throughout. The ground floor comprises two reception rooms, with the dining room opening through to the kitchen, creating a sociable and practical layout. A convenient downstairs WC adds to the functionality of the home.

Upstairs, there are two generous double bedrooms and a family bathroom. In addition, there is a useful office/games room space which has previously been utilised as a single bedroom, although this may not comply with current building regulations.

The location is particularly appealing, being within easy walking distance of Newport town centre, well-regarded local schools, and a range of countryside walks. The nearby Shide cycle track further enhances the lifestyle on offer, ideal for walking and cycling enthusiasts.

This property represents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home with pleasant outlooks.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 11' x 10'5

Cloakroom WC

Dining Room 10'6 x 10'5

Kitchen 11'6 x 11'

FIRST FLOOR

Bedroom 1 13'6 x 11'1

Office/Games Room 9'6 x 4'4

Bathroom

Bedroom 2 11'5 x 10'7

OUTSIDE

Walled Front Courtyard

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>

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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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		