

## Newport, Isle of Wight



- 4 Bedrooms
- Grade II Listed
- Parking and a Garage
- Town Centre Location
- Chain Free



## About the property

Nestled in the heart of Newport, this charming Grade II listed townhouse offers a rare combination of character, space, and practicality, complete with both a garage and off-road parking — an exceptional find for this central location. Offered to the market with no onward chain, the property would make an ideal first-time purchase or an attractive buy-to-let investment, having previously served successfully as a rental home.

Full of period charm and character features, the accommodation is surprisingly spacious throughout. The ground floor boasts two welcoming reception rooms, perfect for relaxing or entertaining, alongside a generously sized kitchen fitted with a range cooker and ample space for social gatherings. To the rear, a private courtyard-style garden provides a pleasant outdoor retreat and leads directly to the garage and parking area.

Arranged over two further floors, the home offers four well-proportioned bedrooms together with a family bathroom.

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

## Accommodation

### GROUND FLOOR

Lounge 12'5 x 11'2

Dining Room 10'2 x 9'10

Kitchen 11'7 x 11'3

### FIRST FLOOR

Landing

Bedroom 1 12'10 x 11'4

Bedroom 4 10'4 x 5'2

Bathroom

### SECOND FLOOR

Landing

Bedroom 2 11'7 x 9'10

Bedroom 3 10'4 x 8'3

### OUTSIDE

Front garden

Rear garden

Garage

Parking

## 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

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

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## 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)**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		