

Newport, Isle of Wight



- **3 Bedroom family home**
- **Parking for two cars**
- **Superbly presented**
- **Open plan Kitchen/Diner**
- **Bright, light and airy accommodation**



About the property

A superbly presented, well designed and conveniently positioned semi-detached home in the heart of Newport, this perfect family home comes to the market in excellent condition throughout, with several years of the New Build House Warranty left to run.

An impressive house from the kerb, the property offers a driveway suitable for two cars, whilst there is also a private rear garden, which is designed to be a low maintenance space which catches the sun too.

The property offers bright, light and airy living spaces, with both a well sized lounge and a sociable kitchen/diner, which opens onto the rear garden. The modern fitted kitchen is perfect for anyone looking to simply move in and start living, with contemporary fixtures and fittings. The first floor comprises three family sized bedrooms, suitably complimented by a family bathroom, not to mention the handy downstairs WC too.

Sit within easy reach of Newport High Street by car, or walking down the Shide cycle track. There is also the benefit of access to the rest of the island via the cycle track too, all the way through to Sandown. Within a short stroll, you can also benefit from the main bus route stop and ensure the food shopping is taken care of with the Asda Superstore close by.

Council Tax Band C

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 15'10 x 11'

Kitchen/Diner 15'10 x 9'6

Cloakroom WC

FIRST FLOOR

Landing

Bedroom 3 9'7 x 6'2

Bedroom 2 12'5 x 9'5

Bedroom 1 15'10 x 11'4

Bathroom

OUTSIDE

Rear Garden

2 x Parking Spaces

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

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			