

## Newport, Isle of Wight



- **SOLD (SSTC) PRIOR TO MARKETING**
- **Two bedroom, ground floor maisonette**
- **Parking and courtyard garden**
- **Superbly presented**
- **Walking distance of the High Street**



## About the property

**\*\* SOLD (SSTC) PRIOR TO MARKETING \*\*** Set in the heart of Newport, this very well presented two bedroom maisonette comes to the market offering both a courtyard garden and off road parking, a sought after commodity in this part of town. An ideal purchase for anyone looking for their first home, downsizing but wanting convenience, or perhaps a buy to let investor.

Within a few minutes wander, you can find yourself amongst the shops, bars and restaurants of Newport High Street. The property also sits close to the Sainsburys Superstore, the walks along the River Medina and the Victoria Recreation Ground too.

The current owner has made several improvements since purchasing the property and the first greets you before you enter, a newly fitted front door and double glazing throughout. Stepping inside the property is warm, well presented and inviting. There are two bedrooms suitably complimented by a modern bathroom, which has also recently seen refurbishment. The living space is open plan, sociable and again in super condition, being well presented and offering a modern fitted kitchen.

Council Tax Band B  
Local Authority - Isle of Wight Council  
EPC - C  
Tenure - Leasehold - 949 Years remaining

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner/Kitchen 29'9 x 10'4

Bedroom 1 11'7 x 9'6

Bedroom 2 9'6 x 6'

Bathroom

### OUTSIDE

Courtyard Garden

Off Road 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)**

