

Newport, Isle of Wight



- **3 Bedroom Period property**
- **Central location for Newport Town**
- **Surprisingly spacious**
- **Car parking permits available**
- **Chain free**



About the property

Chain free, deceptively spacious and perfectly placed for any buyers wishing to be conveniently positioned. This period property comes to the market offering excellent living space and three well sized bedrooms too. The property does require a little care and attention, but offers the potential purchaser the opportunity to make their own mark whilst adding investment value too.

Within a short stroll around the corner, you will find yourself amongst the Newport High Street shops, cafes and restaurants. The property also sits a close walk to the Victoria Recreation ground and the River Medina Quay.

There are two reception rooms on the ground floor, accessed via a hallway which also links through to the lounge and kitchen with its further storage spaces – perfect for conversion into a utility or making a more open plan kitchen/diner space. The first floor provides three bedrooms, all of a good size and the master being a fantastic room and quite the surprise.

Outside, the property offers a rear garden, which needs some TLC, but is well sized enough to create a green space if desired or a low maintenance space that is both sunny and private.

Council Tax Band B

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 12'1 x 12'

Dining Room 13'1 x 9'4

Kitchen 8'6 x 8'

Utility 7'6 x 5'

W/C

Lean to 17'2 x 5'8

FIRST FLOOR

Landing

Bedroom 1 15'4 x 12'4

Bedroom 2 13'2 x 9'5

Bedroom 3 8'9 x 7'7

Bathroom

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

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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

triggio.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			