

## Newport, Isle of Wight



- 2 Bedroom period property
- Surprisingly large rear garden
- Open plan lounge/diner
- Walking distance of the High Street
- Ideal first home or Buy to let investment



## About the property

A conveniently placed home in the heart of Newport, this spacious two bedroom home comes to the market with an unexpectedly large garden too. It's perfect for wandering into the Newport High Street and offers the benefit of permit parking on the road too.

Within a short stroll, you can be amongst the shops, cafes and eateries that Newport has to offer, whilst the property also sits walking distance of good schools, Sainsburys superstore and the also Victoria Recreation ground.

Internally, the property has benefited from being opened up in the living space to form a sociable lounge/diner. There is a fitted kitchen too which opens onto the rear garden. The first floor comprises two bedrooms with a bathroom to suitably cater the property.

Outside, the property is quite the surprise. The garden is split into two parts forming a gardeners' garden for growing veggies, fruit etc and then a space outside the property which conforms to a place to relax and catch the sun.

Council Tax Band B  
Local Authority - Isle of Wight Council  
EPC - TBC

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 11'4 x 10'9

Dining Room 13' x 11'3

Kitchen 11'8 x 6'2

### FIRST FLOOR

Landing

Bedroom 1 14' x 11'4

Bedroom 2 13'1 x 9'

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](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

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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**

