

## 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**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

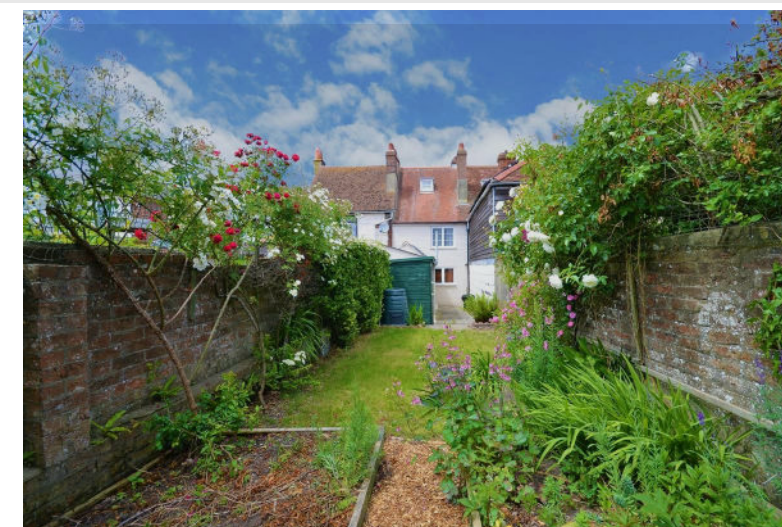


**Offers Over  
£175,000 Freehold**

**39 Castle Road, Newport, Isle of Wight, PO30 1DT**



- Two beds plus loft room
- Two reception rooms
- Highly sought after location
- Short walk into town
- Chain free



**Call 01983 525710 to view this home, or visit [www.triggio.co.uk](http://www.triggio.co.uk) for more details**





AGENT'S COMMENTS

A charming character cottage in a very sought after location of Newport heading towards Carisbrooke Castle. This period home comes with plenty of characterful features and kerb appeal. Offered to the market chain free, this property requires some TLC but with the right vision, there is plenty of potential.

Walking distance of both Newport and Carisbrooke High Street, nothing is too far away here. The property sits a short stroll from the Victoria Recreation ground too, great for kids and anyone looking to walk the dog. The infamous Carisbrooke Castle can be seen as you walk out the front door, which is another lovely walk and great for families.

Internally, the property offers two receptions rooms and a kitchen plus a shower room on the ground floor. The first floor comprises two double bedrooms whilst the loft has been converted to create another room. Outside, the garden is well sized and simply needs some green fingers to create a sunny space to enjoy with southerly aspect.

Council Tax Band C



Accommodation

GROUND FLOOR

- Entrance hall
- Lounge 11'4 x 7'8
- Dining Room 8'8 x 8'8
- Kitchen 9'2 x 3'9
- Bathroom

FIRST FLOOR

- Bedroom 1 11'4 x 11'2
- Bedroom 2 11'4 x 10'1

SECOND FLOOR

- Attic Room 12'7 x 11'4

OUTSIDE

- Gated front garden
- Enclosed rear garden