

## Newport, Isle of Wight



- **3/4 Bedrooms**
- **Beautiful period features throughout**
- **Parking for three cars**
- **Convenient location**
- **En-suite x 2, Family Bathroom and Utility room**



## About the property

A wonderful period property in the heart of Newport, this spacious, characterful and well placed family home is perfect for anyone wanting convenience on their doorstep and the advantage of parking for three vehicles, whilst also benefitting from a home that is superbly sized and pulls on the heart strings with its period features.

A handsome house from the kerb, the property offers plenty of individuality with its intricate brickwork and detailed façade. The house doesn't disappoint internally either, the current owners have done much to retain the charm and personality that you would hope for in a property of this age.

A grand entrance with a decorative porch and detailed flooring throughout the hallway are the first features you notice. There is two very well sized reception rooms on the ground floor with a large kitchen to the rear and a further utility area and WC. The current dining room also benefits from a shower room en-suite which would make for a ideal downstairs bedroom if required.

The first floor comprises of three very well sized bedrooms including a master en-suite with bay window. The space is bright, well decorated and perfect for the growing family.

Outside, the property offers the desirable commodity of parking for three vehicles and a private rear garden which is easy to keep up together and well maintained by the current owners.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance porch

Hallway

Lounge 16'6 x 13'7

Dining room 13' x 11'9

Shower room

Kitchen 16'4 x 10'3

Utility room

WC

### FIRST FLOOR

Landing

Shower room

Bedroom 3 10'4 x 7'6

Bedroom 2 12'9 x 11'8

Bedroom 1 16'6 x 12'6 En-suite

### OUTSIDE

Parking x 3

Rear garden

Front garden

Side access

## 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**

**[triggiov.co.uk](http://triggiov.co.uk)**

| Energy Efficiency Rating                           |  | Current | Potential |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |         |           |
| (92 plus) <b>A</b>                                 |  |         |           |
| (81-91) <b>B</b>                                   |  |         |           |
| (69-80) <b>C</b>                                   |  |         | 76        |
| (55-68) <b>D</b>                                   |  |         |           |
| (39-54) <b>E</b>                                   |  | 52      |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |