

## Newport, Isle of Wight



- **3 Double bedrooms**
- **Garage and parking**
- **Wrap around gardens**
- **Kitchen/diner and two reception rooms**
- **Ideal family home**



## About the property

A wonderful example of a family home, situated in the heart of Newport and offering a superb level internal space and plenty of practicality for the modern family. Three double bedrooms, garage and parking plus wrap around gardens, ensure this property offers plenty of desirable features for the next lucky buyer.

Walking distance of the shops, cafes and pubs of the Newport town centre, the property sits close to schools, good transport links and plenty of ways to spend your weekend including the Medina Leisure Centre, several cycle tracks and walking nearby too.

Wrap around gardens, a garage and driveway parking completes the outside space. The garden is private, enclosed and there is also an outbuilding to the rear.

Internally, the space this property offers cannot be understated. The spacious entrance hall leads into two well sized reception rooms and a sociable kitchen/diner, which opens onto the rear garden. The property has three bedrooms and a family bathroom over the next two floors, all of the bedrooms are a superb size and ideal for the growing family.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'10 x 10'10

Sitting Room 11'10 x 10'10

Kitchen/Diner 22'4 x 10'5

### FIRST FLOOR

Landing

Bedroom 2 14'3 x 10'10

Bedroom 3 11'10 x 11'10

Study 7'0 (max) x 6'10 (max)

### SECOND FLOOR

Master Bedroom 19'5 x 11'8 (max)

### OUTSIDE

Front Garden

Rear Garden

Garage

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

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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>			81
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			