

Newport, Isle of Wight



- **2 Bedrooms**
- **Modern kitchen and bathroom**
- **Chain free**
- **Ideal first home or buy to let**
- **Spacious rear garden**



About the property

A period cottage with a cracking rear garden in the Islands' capital, Newport. This two bedroom home sits within walking distance of the bustling High Street with its array of shops, cafes and eateries.

Its convenient location for the town plus transport links makes for an easy life, while the property also benefits from being close to some of the great outdoors spots too, including the Medina Arboretum and riverside walk to Island harbour.

With an open plan lounge and dining area, which is great for socialising, there is a modern fitted kitchen with an additional utility room too. Upstairs there are two bedrooms with a modern bathroom.

Outside, the garden is impressive, southerly facing with plenty of space for kids to run themselves out and makes for a great area to showcase your barbeque skills.

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

Accommodation

GROUND FLOOR

Lounge 11'9 x 10'4

Dining Room 11'8 x 10'7

Kitchen 8'7 x 5'10

Utility Room 8'7 x 5'4

FIRST FLOOR

Landing

Bedroom 1 12'3 x 10'8

Bedroom 2 10'8 x 6'5

Bathroom

OUTSIDE

Gated front Garden

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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggio.co.uk

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 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			