

## Newport, Isle of Wight



- **3 Bedroom 1930s home with additional 1 bedroom annexe**
- **Convenient and sought after location**
- **Great for good schools and weekend walks**
- **Driveway parking**
- **Super spacious home**



## About the property

A unique opportunity to purchase a charming, period property dating back to the 1930s, which also has the added benefit of a 1 bedroom annexe with separate living accommodation. This property is conveniently located to amenities needed for day to day living whilst also being within easy reach of countryside walks.

It is within easy walking distance of Carisbrooke village High Street, with its restaurants, pubs and local community based amenities. The village offers wonderful walks including that of the Tennyson Trail and the famous Carisbrooke Castle, which is part of the English Heritage estate.

It is also a level walk into Newport with its array of shops, cafes and excellent transport links.

With driveway parking to the front, the property provides a good level of space for several vehicles, whilst the rear garden is private and well sized too. The garden is great for families, being secure and easy to maintain. There is the advantage of Victoria Recreation Ground at the bottom of the road too, for those with dogs or children or perhaps a taste of some amateur cricket on a Sunday afternoon.

Internally, the property is well kept, with a warm, bright and welcoming entrance. The main body of the house is a three bedroom home with two reception rooms, a traditional feel with plenty of light coming into the home. In addition, there is a 1 bedroom annexe with a modern kitchen and shower room. This flexible space has the benefit of being fully incorporated into the home or could be a separate unit, which would lend itself for multi-generational living, a home work space or letting potential.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 15'1 x 13

Dining Room 12'5 x 11'11

Kitchen 16' x 6'11

Rear Porch

Annexe Lounge/Bedroom 12' x 11'10

Annexe Shower

Annexe Kitchen 11'11 x 9'6

### FIRST FLOOR

Landing

Bedroom 1 12'2 x 11'11

Bedroom 2 15'3 x 10'11

Bedroom 3 9'1 x 8'6

Bathroom

### OUTSIDE

Driveway parking for up to 3 cars

Side Access

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](http://triggio.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>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		