

Newport, Isle of Wight



- **2 Bedroom Cottage**
- **Countryside Views**
- **Open Plan Dining Area & Kitchen**
- **Rear Garden**
- **Chain Free**



About the property

Set in a quiet road and yet very convenient too. This two bedroom period cottage is offered to the market chain free and ready to move into. With countryside views to the front and yet a short stroll into Newport town, this ideal first purchase, second stepper home, buy to let or perhaps a downsize option is ideal for anyone looking to get the best of both worlds.

With fields opposite, those looking to walk the dog or start their countryside walk will love the position here. There is a short stroll to the St Mary's Hospital, a regular bus route close by and all the shops, cafes and restaurants of Newport sit close by too.

Internally the property is bright, airy and well decorated. There are two reception areas with the dining space open to the kitchen to create a sociable space to enjoy. Additionally the property has a handy utility space too.

Upstairs the property offers two bedrooms with the master offering a wonderful view, complimented by a family bathroom. The rear garden is very well sized with a sunny aspect and plenty of potential.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 12'7 x 11'2

Dining Room 12'6 x 11'5

Kitchen 7'5 x 7'4

Utility 8'3 x 4'6

FIRST FLOOR

Landing

Bedroom 1 12'6 x 11'2

Bedroom 2 11'5 x 7'3

Bathroom

OUTSIDE

Front Area for Bins

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			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			