

## Newport, Isle of Wight



- **3 Bedroom link-detached bungalow**
- **Driveway and Garage**
- **Countryside at the rear**
- **Sunny, private rear garden**
- **Chain free**



## About the property

A favourably sized, bright, airy bungalow that has been well maintained whilst occupying a quiet and peaceful location. The property comes to the market, offered chain free and ready to move into.

Tucked away, this property sits in a quiet cul de sac road which offers fields at the rear and a well presented surrounding of neighbours homes. The local area provides a local shop, Home Bargains and plenty of other amenities too. There are good schools, excellent possibilities for getting outdoors from the Carisbrooke Castle and Parkhurst Forest to the Tennyson trail to name but a few.

The property offers driveway parking to the front and a garage too which has access both front and rear. The outside space is very well kept and relatively low maintenance. The rear garden has a south westerly aspect ensuring plenty of sun.

Internally, the property is well looked after with three bedrooms and a shower room, There is a kitchen with plenty of cupboards and worktop space whilst the lounge opens onto the rear garden.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room

Kitchen 10'2 x 9'7

Bedroom 1 12'3 x 10'8

Bedroom 2 10'3 x 9'8 built in wardrobe

Bedroom 3 9'7 x 9'3

Lounge/Diner 9'5 x 16'4

### OUTSIDE

Front Garden

Driveway

Garage 17'0 x 8'8

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>			87
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			