

## Newport, Isle of Wight



- **Beautifully presented home**
- **Driveway and Garage**
- **Quiet, sought after location**
- **Kitchen/Diner**
- **Sunny rear garden**



## About the property

A wonderful family home, located in a sought after position with both driveway parking and a garage too! This superbly presented, well sized, three bedroom family home is perfect for anyone looking for the easy option of simply moving straight in!

Situated in Carisbrooke, the property sits in close proximity of good schools, plenty of local amenities and also providing plenty of possibilities on the weekend too. Within a short stroll you will find Victoria Recreation Ground, Sainsbury's Superstore or the charming Carisbrooke High Street too.

Driveway parking to the front which is large enough for two/three vehicles, the property also offers a garage space for storage as well. There is handy side access with a large shed which leads to the sunny, private and well kept rear garden.

Internally, the property is presented in a stylish and contemporary fashion yet with a degree of character too! The kitchen/diner is sociable space which opens onto the rear garden, whilst the large lounge offers a log burning stove and further garden access. There are three bedrooms upstairs complemented by a modern family bathroom, not to mention the handy downstairs WC.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

WC

Lounge 15'8 x 11'2

Kitchen Area 12'6 x 6'8

Dining Area 8'9 x 8'1

### FIRST FLOOR

Landing

Bedroom 1 12'1 x 10'3

Bedroom 2 10'9 x 10'3

Bedroom 3 9'4 x 8'1

Bathroom

### OUTSIDE

Front Garden

Driveway

Garage

Side Access

Rear Garden

Shed

## 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		