

Newport, Isle of Wight



- **3 Bedrooms**
- **Bathroom and Shower Room**
- **Large rear garden**
- **Open plan Kitchen/diner**
- **Convenient location**



About the property

A charming period town house in the heart of Newport, this three bedroom home spread over three floors, comes to the market with a large rear garden and recently fitted kitchen among other features.

Touching distance of the bustling High Street with its array of shops, cafes and restaurants, this property is perfect for those wanting convenience. All your daily amenities can be found close by from Good schools to Supermarkets and everything in between. Equally, the property is in close proximity to some wonderful outside spaces too including the Shide-Sandown Cycle Track, Carisbrooke Castle and walks along the River Medina.

Internally, the property has two reception rooms on the ground floor with the conventional dining area open plan to the kitchen, this creates a sociable hub to the home. What would usually be a lounge is currently a work from home space for the current vendor. There are three bedrooms over the next two floors, all light, bright and airy throughout. The property is also suitably serviced by an upstairs bathroom and downstairs wet room.

Outside the current sellers have gone to great lengths to create a modern, superbly kept and low maintenance rear garden. Its the perfect space to entertain friends and family especially given its sunny aspect and super size.

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

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

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Accommodation

GROUND FLOOR

Lounge 11'8 x 11'7

Dining Area 11'8 x 10'5

Kitchen Area 11'8 x 10'3

Wet Room

FIRST FLOOR

Landing

Bedroom 1 12'2 x 10'8

Bedroom 2 10'5 x 10'4

SECOND FLOOR

Landing

Bedroom 3 11'8 x 10'

Bathroom

OUTSIDE

Low Maintenance Rear Garden

Decked Area & Pergola

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiew.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		