

## Newport, Isle of Wight



- **3 Bedroom Semi-detached House**
- **Driveway for two**
- **Well sized rear garden**
- **Easy reach of Newport Town Centre**
- **Downstairs WC**



## About the property

A well presented family home, well placed within the Island's principal town of Newport. This three bedroom semi-detached home comes to the market offering a superbly sized rear garden and off road parking for two cars!

Walking distance of the Newport High Street shops, cafes and restaurants, this property also sits close to Supermarkets, Good Schools and plenty of outdoor facilities too, from the Shide Cycle track to the Nine Acres Playing Field and the historic Carisbrooke Castle.

Internally, the property offers a warm, cosy lounge with a sociable Kitchen/Diner at the rear which overlooks the rear garden. There is also a handy downstairs WC. The first floor comprises three bedrooms with a family bathroom.

Outside, the property offers two parking spaces, a side access and a really well sized rear garden with raised deck and plenty of space for the growing family.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

WC

Lounge 12'7 x 12'1

Kitchen/Diner 20'4 x 11'3

### FIRST FLOOR

Landing

Bedroom 1 12'6 x 11'4

Bedroom 2 10'8 x 10'1

Bedroom 3 11'4 x 7'4

Bathroom

### OUTSIDE

Driveway for two cars

Front Garden

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**

**[triggiov.co.uk](http://triggiov.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>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			