

£170,000 Freehold

Newport, Isle of Wight



- 2 Bedroom period cottage
- Large rear garden
- Redecorated throughout along with new carpets
- Walking distance of Newport town
- Chain free





About the property

A charming period property in a sought after road of Newport, this two bedroom home is well placed for wandering into Newport town centre whilst also being located in a quiet street, providing you with the best of both worlds.

Newport offers plenty of shops, eateries and localised amenities including excellent transport links around the island. Those that enjoy the outdoors will also find strolls along the River Medina, the popular Seaclose Park for kids and taking the dogs for a walk or the many cycle tracks close by.

A characterful cottage from the kerb, the property internally has been redecorated throughout, along with new carpets and offers a lounge and dining area plus a galley kitchen on the ground floor. The first floor comprises two bedrooms plus a bathroom. Outside you will find a long garden which is both sunny and offers plenty of potential.

Local Authority - Isle of Wight Council Council Tax Band - A EPC - E Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance

Lounge 11'6 x 11'2

Dining Room 11'5 x 6'6

Kitchen 12'2 x 6'6

FIRST FLOOR

Landing

Bedroom 1 11'6 x 11'2

Bathroom

Bedroom 2 12'2 x 6'5

OUTSIDE

Walled front courtyard

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@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

triggiow.co.uk

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

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements bef ore committing to travel or any expense. Trigg & Co how not tested any apparatus, equipment, fixtures, fittings or servi ces and buy ers should check the working condition of any applicances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.