

Newport, Isle of Wight



- **2 Bedroom Period Property**
- **Ideal First Home or Buy to Let**
- **Grade 2 Listed**
- **Close to Newport Town and Hospital**
- **Low Maintenance Rear Garden**



About the property

A characterful, Grade 2 Listed period property, set in the most convenient of locations, in a quiet road on the outskirts of Newport. This well placed property makes for the ideal purchase for anyone who is looking for a buy to let or first home acquisition.

Within walking distance of excellent transport links to both Cowes and Newport High Street, the property is also a short stroll of the NHS St Mary's Hospital. Lovers of a good walk will find Parkhurst Forest on their doorstep and cyclists can make use of the Islands' main cycle track which links all the way through to Sandown!

Internally, the property is bright and light with two reception rooms and a modern kitchen. The property also offers two double bedrooms with a contemporary bathroom to suitably cater the home.

Externally, the low maintenance rear garden offers a decked seating area, ideal for those warm summer evenings.

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

Accommodation

GROUND FLOOR

Entrance Porch

Lounge 13'4 x 10'0

Dining Room 13'4 x 10'0

Kitchen 9'9 x 7'2

Inner Hall

Bathroom

FIRST FLOOR

Landing

Bedroom 1 13'4 x 10'0

Bedroom 2 13'4 x 10'0

OUTSIDE

Front Garden

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@triggiov.co.uk

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		