



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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 Monks Brook
 St Cross Business Park
 Newport
 Isle Of Wight
 PO30 5WB

01983 525710

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 accurate. 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 before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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.

Book a viewing

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

01983 525710

triggow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£179,950 Freehold

39 Trafalgar Road, Newport, Isle of Wight, PO30 1QE



- 2 Bedrooms plus Loft room
- Large shower room
- Convenient town location
- 26ft Lounge/Diner
- Light, bright and airy



Call 01983 525710 to view this home, or visit www.triggow.co.uk for more details



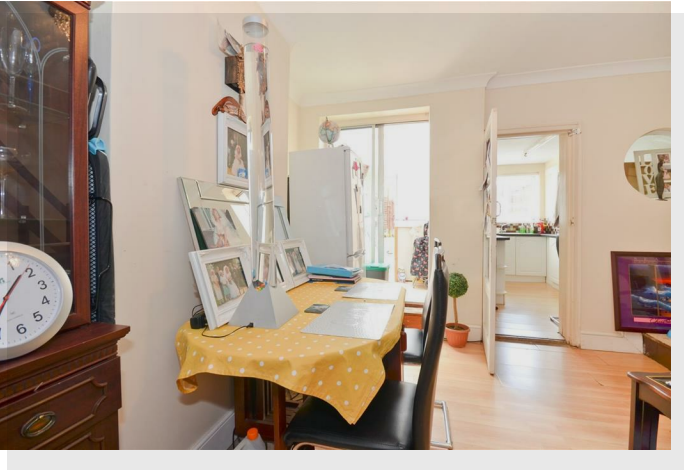
AGENT'S COMMENTS

A period property in the heart of Newport, offering excellent convenience for the town centre and localised amenities. This bright and airy home is the perfect purchase for any buy to let investors, first time buyers or perhaps just someone looking to make the most of this super location.

Shops, cafes and restaurants on the doorstep, the property is also walking distance of the Island’s main bus station for superb links around the island. The cycle track is close by too, ideal for accessing the great outdoors and will link you all the way from Cowes to Sandown on two wheels.

Internally, the property offers a large and sociable lounge diner with a separate lean to accessing out onto the low maintenance and sunny rear garden. There is a modern kitchen too. The first floor comprises two double bedrooms and a large 4 piece bathroom. Further to this, there is the added bonus of a large loft room with two Velux style windows.

COUNCIL TAX BAND B



Accommodation

GROUND FLOOR

Entrance

Lounge/Diner 25'10 x 12'7

Kitchen 11' x 6'10

Lean to 8'1 x 4'9

FIRST FLOOR

Landing

Bedroom 1 12'9 x 11'5

Bedroom 2 13'9 x 10'

Bathroom

Stairs to

Loft Room

OUTSIDE

Rear Garden