

**Newport, Isle Of Wight**



- **3 Bedroom Family Home**
- **Superbly Presented**
- **Beautiful Kitchen/Diner**
- **Allocated Parking**
- **Desirable & Convenient Location**



## About the property

Situated in a highly sought-after area of Newport, this superbly presented three-bedroom family home offers both comfort and convenience, just a short walk from the town centre and Sainsbury's superstore.

The property has been thoughtfully updated throughout, with a recently fitted kitchen forming the heart of the home — perfect for modern family living and entertaining. The ground floor boasts a well-proportioned lounge, a bright and spacious kitchen/diner, and a separate conservatory that doubles as a useful utility area while enjoying pleasant views over the rear garden.

Outside, the property benefits from a generously sized rear garden, a sunny and private space ideal for relaxing, gardening, or family activities.

Upstairs, there are three well-sized bedrooms along with a family bathroom, offering practical and comfortable accommodation for a growing family or those looking to downsize without compromise.

Further benefits include allocated parking and a location that combines peace and accessibility.

This attractive home is expected to generate strong interest and would suit a wide range of buyers seeking a conveniently located and move-in-ready property.

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

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge 16' x 13'

Kitchen Diner 15'6 x 10'1

Conservatory 10' x 9'9

### FIRST FLOOR

Landing

Bathroom

Bedroom 1 12' x 8'8

Bedroom 2 11'9 x 8'9

Bedroom 3 9' x 6'5

### OUTSIDE

Front Garden

Allocated Parking

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>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		