

## Newport, Isle of Wight



- 3 Bedroom Family Home
- Well Sized Rear Garden
- Utility Room
- Walking Distance of Town Centre
- Bright, Light and Airy Accommodation



## About the property

The ideal family home, situated in the heart of Newport, with excellent links to amenities and the High Street too. This spacious property offers well sized living spaces, bedrooms as well as outside space.

Within walking distance of the Newport town centre with its array of shops, cafes and the main island bus station. The property also sits within touching distance of a convenience shop, local school and children's playground. For the weekly shop, the islands' Asda Superstore is a couple of minutes' drive away.

Internally, the property is well sized in every aspect with good sized living spaces, light and airy accommodation with the potential for the next owner to make their own mark. The first floor offers three family sized bedrooms with a separate WC and Bathroom.

Outside, the property comes with both front and rear garden. The rear garden space is sunny and offers enough room for both children and adults to enjoy.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 18' x 11'5

Kitchen 12'1 x 11'2

Utility Room 8'10 x 6'4

### FIRST FLOOR

Landing

Bathroom

Separate WC

Bedroom 1 11'6 x 10'3

Bedroom 2 10'3 x 10'2

Bedroom 3 8'5 x 7'4

### 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](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

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggiov.co.uk](mailto: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](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>			78
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			