

## Newport, Isle Of Wight



- **3 Bedroom Period Property**
- **Convenient Location**
- **Ideal First Home**
- **South Facing Rear Garden & Side Access**
- **Chain Free**



## About the property

Tucked away in a convenient and sought-after position, this charming three-bedroom end-of-terrace period property is perfectly located within easy walking distance of Newport High Street and Victoria Recreation Ground.

Offered to the market chain-free, the home presents an excellent opportunity for first-time buyers, buy-to-let investors, or anyone seeking a well-located property with great potential.

The ground floor features two well-proportioned reception rooms, both offering versatile living space ideal for relaxing and entertaining. To the rear, there is a fitted kitchen leading through to a ground floor bathroom.

Upstairs, the property comprises three well-sized bedrooms, including two generous double rooms and a comfortable single bedroom, providing flexible accommodation for families, guests, or home working.

Externally, the property benefits from a low-maintenance rear garden with the added advantage of side access, making it both practical and easy to manage. Permit parking is available nearby.

With its character features, convenient location, and no onward chain, this property offers a fantastic opportunity to step onto the ladder or expand an investment portfolio.

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

## 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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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 11'7 x 10'6

Dining Room 11'6 x 11'1

Kitchen 13'1 x 7'8

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 12'2 x 10'8

Bedroom 12'2 x 10'6

Bedroom 7'7 x 7'6

### OUTSIDE

Side Access

Rear Garden

Parking Permit Availability

## 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>			82
(69-80) <b>C</b>			
(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>			