



Trigghomes.

£235,000 Freehold

Newport, Isle of Wight



- **3 Bedroom Modern Home**
- **Driveway For Two**
- **Sunny Rear Garden**
- **Perfect First Purchase Or Buy to Let**
- **Views Of The Countryside**



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



About the property

A wonderful opportunity to acquire this superb modern home, featuring three bedrooms and two allocated parking spaces. Designed with contemporary living in mind, the property benefits from excellent energy efficiency, low maintenance living, and a tucked-away cul-de-sac position enjoying pleasant views across a nearby Country Park.

Ideal for first-time buyers, buy-to-let investors, or those looking to downsize, this home will particularly appeal to anyone seeking a property that is easy to maintain with low running and energy costs. The quiet setting offers a sense of privacy, while still being conveniently positioned within the island's capital, Newport, providing easy access to a wide range of amenities.

Internally, the accommodation is light, bright and airy throughout. The ground floor comprises a modern kitchen/diner which opens directly onto the rear garden, creating a sociable space for both everyday living and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, all complemented by a contemporary family bathroom.

Perfectly located, the property sits within walking distance of Newport High Street, with its array of shops, cafés and restaurants, while also being within easy reach of beautiful Isle of Wight countryside. Excellent transport links are close at hand, including a nearby main bus route, and everyday conveniences are covered with the Asda Superstore just a short stroll away. For outdoor enthusiasts, one of the island's most popular cycle tracks is nearby, offering routes across the island from Sandown to Cowes.

Local Authority - Isle of Wight Council

Council Tax Band - C

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
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@triggio.co.uk

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom W/C

Lounge 16'10 x 13'7

Kitchen/Diner 13'7 x 8'6

FIRST FLOOR

Landing

Bedroom 1 13'9 x 8'

Bedroom 2 10'1 x 7'1

Bedroom 3 8'1 x 6'8

Bathroom

OUTSIDE

Off Road Parking

Rear Garden

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating

