

Newport, Isle of Wight



- **2 Bedroom Modern Home**
- **Allocated Parking**
- **Landscaped Rear Garden**
- **Sought after Position**
- **Walking Distance of High Street**



About the property

Conveniently positioned in a popular area of Newport, this well-presented two-bedroom terraced home offers recently redecorated accommodation throughout, making it an ideal purchase for first-time buyers, buy-to-let investors, or those seeking a home within easy reach of local amenities.

The ground floor comprises a well-sized kitchen and a spacious lounge/diner, providing an excellent space for both everyday living and entertaining. From here, doors open directly onto the beautifully landscaped south-westerly facing rear garden, allowing plenty of afternoon and evening sunshine. The garden has been lovingly maintained and features a paved seating area with steps leading up to a generous lawn, together with a useful storage shed and rear access.

Upstairs, the property continues to impress with two well-proportioned bedrooms and a stylish shower room that has been recently replaced. Further improvements include recent redecoration throughout and newly fitted carpets, creating a fresh and inviting feel from the moment you step inside. Externally, the property benefits from allocated parking, adding to its practical appeal.

The location is particularly convenient, being within touching distance of the Sainsbury's Superstore and within walking distance of Newport High Street and St Mary's Hospital, offering easy access to shopping, dining, healthcare facilities, and public transport links.

A fantastic opportunity to acquire a move-in-ready home in a highly convenient Newport location. Early viewing is highly recommended.

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
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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Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 13' x 5'9

Lounge/Diner 11' 2 x 11' 11

FIRST FLOOR

Landing

Bedroom 1 11' 10 x 8' 10

Bedroom 2 8' 10 x 8' 9

Shower Room

OUTSIDE

Front Garden

Rear Garden

Rear Access

Allocated Parking

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			