

## Newport, Isle of Wight



- **3 Bedroom semi-detached home**
- **Super presentation**
- **Two reception rooms**
- **Parking and well sized rear garden**
- **Convenient location**



## About the property

A superbly presented three bedroom family home in a super convenient position, offering both parking and a really well sized garden too. This characterful home is surprisingly spacious inside and offers you a home you can move straight into, simply deciding where to put your furniture.

Easy reach of the Newport Town Centre, St Mary's Hospital and on a bus route that regularly connects through to Cowes and the Redjet ferry terminal. The next owners will find some good walks close by too, including the forest and cycle track along the banks of the River Medina.

Internally, the property has undergone quite the transformation in recent years, from kitchen, bathroom and redecoration throughout. The property is bright, light and airy on entry with two reception rooms with a modern kitchen and well size shower room too. There are three double bedrooms and also good level of storage.

Outside, the property benefits from parking for two, a well sized garden and outside storage space as well. The garden is in two forms. The initial patio area from the house, which provides an extension from the home on sunny days with somewhere to sit and relax, whilst the continuation has been turned into a garden that could be worked for plants, fruit or veg if someone wishes to.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
EPC - D  
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

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

Tel: 01983 525710  
Email: [sales@triggiew.co.uk](mailto:sales@triggiew.co.uk)

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge 14'6 x 11'10

Kitchen

Dining Room 11'4 x 10'9

Wet Room

### FIRST FLOOR

Landing

Bedroom 1 14'9 x 12'10

Bedroom 2 11'2 x 10'2

Bedroom 3 11'0 x 10'11

### OUTSIDE

Front Garden

Rear Garden

Off Road 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**

**[triggiew.co.uk](http://triggiew.co.uk)**

