

£209,950 Leasehold

Newport, Isle of Wight



- 2 Double bedrooms + Loft Room
- Well sized rear garden
- Spacious lounge/diner
- Recently fitted kitchen and bathroom
- Walking distance of town centre





About the property

The ideal purchase for any first time buyers, buy to let investor or perhaps you are simply looking to make use of this super convenient location.

Walking distance of the Newport High Street, with its large offering of shops, cafes and restaurants. The property also benefits from a Sainsburys, Lidl, St Mary's Hospital, IW College, Industrial Estate & Gym and B&Q close by, with a regular bus service and popular cycle track all on the doorstep too!

The vendor has ensured the property has undergone extensive works since their ownership and includes the roof, kitchen and bathroom. The property benefits from an upgrade to the heating system, including a boiler which is approximately three years old and offers a remainder of the warranty, further to this the radiators have also been replaced. The Property has also seen a new, UPVC back door fitted too. There has also been an upgraded water supply with meter.

Internally, the property is surprisingly spacious with a large lounge/diner for socialising with friends and family. The kitchen and bathroom, both modern and recently fitted. The first floor offers two double bedrooms which are well decorated, whilst further to this there is the added bonus of a loft room too.

Outside, the garden is a private and sunny space which has plenty of potential for the next lucky owner to make their own.

Ground Rent £ 2 p/a Maintenance Charge N/A

Council Tax Band B

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner 23'1 x 12'4

Kitchen 11'7 x 7'4

Bathroom

Utility Space

FIRST FLOOR

Landing

Bedroom 1 13'3 x 9'6

Bedroom 2 12'5 x 9'7

Stairs to

Loft Room 12'5 x 11'5

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 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@triggiow.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating Potential Current Very energy efficient - lower running costs (92 - 100)∕∆∖ B (81-91) C (69-80) (55-68) E (39-54) F (21 - 38)G (1-20)Not energy efficient - higher running costs

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buy ers should check the working condition of any appliances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building reg ulations or other consent has been obtained.