

## 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.

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

## 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](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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## 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>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			