

Newport, Isle of Wight



- Beautifully presented town cottage
- Ideal first home, second home or Buy to Let
- Super convenient location
- Low maintenance rear garden
- Chain Free



About the property

A charming, modern and superbly kept two bedroom house in the centre of Newport. This chain free property is in exceptional condition throughout and surprisingly well sized whilst also offering a private, courtyard garden at the rear.

Touching distance of all your daily amenities of Newport. The property sits walking distance of High Street shops, cafes and restaurants whilst also being a short stroll down to the Little London Quay which provides great access along the Cycle tracks and walks of the River Medina.

Internally the property is like a new home, having been refurbished, it's well fitted out with modern fixtures and fittings and neutral decor. The ground floor offers two reception rooms or a downstairs bedroom with an open plan living area. The property also has a pretty courtyard at the rear. The first floor consists of another well sized, double bedroom with a separate family bathroom. Externally, the fabric of the property has also been upgraded thermally.

For Investors looking to add to their portfolio, the home is currently let out as an AirBnB and further information on possible income can be provided, on request.

Whether you are a first time buyer, buy to let investor or simply want to downsize and enjoy a convenient, low maintenance and superbly presented home, this home is a must view!

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 17'0 x 9'9

Kitchen 8'4 x 8'4

Bedroom 1 10'4 x 9'7

W/C

FIRST FLOOR

Landing

Bedroom 2 10'2 x 9'0

Bathroom

OUTSIDE

Courtyard Area

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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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		91
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			