

Newport, Isle of Wight



- **2 Bedroom Modern Home**
- **Parking for two Cars**
- **Quiet cul de sac**
- **Private, well kept rear garden**
- **Chain free**



About the property

A super modern home in a quiet cul de sac with the benefit of two parking spaces. This well designed and contemporary family home is the ideal purchase for anyone wanting low maintenance, energy efficiency and the ability to move straight in and start living

Offered to the market Chain Free, this property would be perfect for first time buyers, buy to let investors or perhaps even those downsizing. Within walking distance, you can find yourself amongst the countryside walks including the Pan Meadows. There is also a playing field and children's play park very close by for those families wanting to run off their kids' energy.

Internally, the property offers modern fixtures and fittings, decor and is bright and airy throughout. The lounge/diner is well sized and opens onto the private rear garden. Also on the ground floor is the well fitted kitchen and downstairs WC. The first floor has a family bathroom and two well sized double bedrooms. Additionally, the property also benefits from two parking spaces as well.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 10'0 x 6'8

Lounge/Diner 16'0 x 13'6

WC

FIRST FLOOR

Landing

Bedroom 1 13'6 x 11'6

Bedroom 2 11'0 x 9'7 built in wardrobe

OUTSIDE

Parking x 2 to front

Side Access

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

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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			88
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			