

## Newport, Isle of Wight



- **Period terraced home**
- **Garage and parking**
- **Two reception rooms**
- **In need of TLC**
- **Chain free**



## About the property

A period cottage in the heart of Newport, this two bedroom house comes to the market walking distance of all your needed local amenities and provides the next lucky owner a super convenient location with not only a parking space but a garage too.

Situated in walking distance of the Newport town centre with its High Street shops, cafes and restaurants. The property is equally, just as close to the St Mary's Hospital and IW College.

What sets this home apart from the other period cottages in the area, is the real benefit of parking to the rear and the well sized garage too.

Internally, the space on offer is quite surprising. There are two reception rooms with the dining room providing a log burner, making for a cosy space in the winter months. There is a kitchen and also a bathroom with an addition of a large lean to area. There are plenty of possibilities here with the right vision and building regulation approval. Further to this, there are two well sized bedrooms, both doubles with the master being a super-size.

Outside, the property offers a rear garden, which provides the access onto the garage with a concrete area for parking too, this could be perfect for first time buyers or buy to let investors alike.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 11'11 x 11'1

Dining Room 11'11 x 11'1

Kitchen 9'2 x 6'3

Conservatory/lean to 12'1 x 8'10

Bathroom

### FIRST FLOOR

Landing

Bedroom 1 15'1 x 11'1

Bedroom 2 13'1 x 11'1 (built in wardrobe)

### OUTSIDE

Rear Garden

Parking Space

Garage

## 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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			