

Newport, Isle of Wight



- **2 Bedroom Modern Home**
- **Off Road Parking**
- **3 Years Remaining of NHBC**
- **Low Maintenance Rear Garden and Shed**
- **Chain Free**



About the property

Excellent condition throughout, bright, light and airy too. This modern two bedroom house is offered to the market chain free and ready to move into.

The ideal first purchase, buy to let investment or perhaps simply trying to make the most of this excellent position. You will find the property fortunately sits opposite the bridlepath that takes you into some wonderful countryside with lots of wildlife – a great space for walking the dog! The property also offers plenty of convenience too, with the main bus route just off of Staplers Road and Newport town being a stroll down the hill.

Off road parking in the form of an allocated space, the property also has the benefit of visitor parking spaces. The property offers rear access from the immaculate, low maintenance rear garden which catches the sun and provides the new owner with a handy shed too.

Internally, the property is presented very well. The downstairs living space includes a sociable lounge/diner opening onto the rear garden plus a modern kitchen. There is also a handy downstairs WC. The first floor presents two well sized bedrooms which offer excellent and far reaching views, these are suitably catered for by the family bathroom.

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 8'11 x 6'4

Lounge 15'11 x 13'

Cloakroom

FIRST FLOOR

Landing

Bedroom 1 12'11 x 9'5

Bathroom

Bedroom 2 9'7 x 9'8

OUTSIDE

Rear Garden

Shed

1 x Allocated Parking

Visitor Parking Bays

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@triggiov.co.uk

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
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			