

£259,950 Freehold

Gunville Road, Newport, Isle of Wight, PO30 5LD



- **3 bedrooms**
- **Bathroom & en-suite**
- **Large plot with potential**
- **Large gardens, chain free**
- **Garage & ample parking**



Call **01983-525710** to view this home, or visit www.triggio.co.uk for more details.

About the property

Just the one careful owner from new! This detached bungalow was designed and built by the only family to have ever been lucky enough to call this their home. This is the first time the property has ever been for sale. The larger than average plot size may lend itself to being of interest to any developers as the land next door to the property has had two bungalows built upon it. Internally, you will find space aplenty on offer. There are three bedrooms (one en-suite), bathroom, a 14ft kitchen/breakfast room and a 17ft lounge/diner. There is also a large, partially boarded loft with lighting. The generous gardens are joined by the large driveway and detached garage that benefits from having a working inspection pit installed. The location is handy for the town centre, local shops and schools, whilst keen walkers will enjoy the nearby countryside.

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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Accommodation

GROUND FLOOR

Entrance porch

Entrance hall

Kitchen/breakfast room 14'2 x 10'4

Lounge/diner 17'8 x 16'8

Bedroom 1 14'5 x 11'10

En-suite shower room

Bedroom 2 11'10 x 11'8

Bedroom 3 11'10 x 7'11

Bathroom

OUTSIDE

Front & rear gardens

Garage

Off road parking

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 