

## Newport, Isle of Wight



- **Beautifully presented**
- **Two double Bedrooms**
- **Parking for Three**
- **Lovely Kitchen and Utility Area**
- **Quiet cul de sac position**



## About the property

A wonderful 2 bedroom modern home, tucked away within a quiet cul de sac, offering not one but three parking spaces! This superbly presented property is perfect for anyone wishing to move straight in and start living.

Whether you are a first time buyer, buy to let investor or perhaps wanting to downsize, making the most of this low maintenance home, this location is ideal for providing both convenience and access to the countryside as well. The charming Carisbrooke village High Street is just around the corner, as is the historic Carisbrooke Castle and plenty of walks including the popular Tennyson Trail and Parkhurst Forest.

Offering an allocated space plus a driveway suitable for a further two vehicles, you will never be left searching for a space. The property has a side access too which links to the rear garden, which is sunny, low maintenance and well looked after by the current owner.

Internally, the property is, to put it simply, immaculate throughout! There are open plan, sociable living spaces with a utility area as well. The kitchen is an excellent size and well designed too. The first floor offers two double bedrooms with a stylish family bathroom to compliment the property.

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

## 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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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 12'3 x 10'2

Kitchen 13'6 x 8'4

Utility Room 8'2 x 4'7

### FIRST FLOOR

Landing

Master 11'2 x 10'2 dressing room

Bedroom 2 9'8 x 7'3

Bathroom

### OUTSIDE

Parking for three cars

Side Access

Low Maintenance Rear Garden

Covered Seating Area

Storage Shed

## 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 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			