

Newport, Isle of Wight



- Charming period property
- Open plan lounge/diner
- Highly sought after location
- Private and sunny rear garden
- Permit parking available



About the property

A charming period property in a sought after location. This well placed two double bedroom home in the heart of Shide in Newport is perfectly positioned and surprisingly spacious with a good level of outside space in the rear garden too.

Walking distance of the Newport High Street, you are a just a stone's throw from Marks and Spencer, the island's main bus station and also the wonderful cycle track for escaping out to the countryside, which leads you all the way through to Sandown via the Sunshine Trail. A quiet road, residents are able to buy a permit for parking via the IW Council.

A pretty house from the kerb, the property doesn't disappoint inside either. The current vendors have gone a long way in modernising the property including opening up the lounge/diner and the useful addition of a downstairs WC, amongst some of the alterations. This ensures the downstairs space is sociable, bright and airy with a bay window and two feature fireplaces to add to the character of the home.

There are two bedrooms, the master being a surprisingly large room and they are complimented by a four piece family bathroom which is well sized and modern. The outside space is private, sunny and well maintained.

This home would suit anyone looking for convenience from their location, a sought after position and wanting to ensure a home that offers, but doesn't compromise on space.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 14'1 x 13'5

Diner 12'4 x 10'8

Kitchen 11'6 x 7'8

Cloakroom WC

FIRST FLOOR

Landing

Bedroom 1 14'1 x 13'5

Bedroom 2 12'5 x 8'2

Bathroom

OUTSIDE

Front Garden

Rear Garden

Rear Access

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>

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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>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		