

## Newport, Isle of Wight



- **3 Bedroom semi-detached period house**
- **Off road parking and large rear garden**
- **Potential building plot**
- **Well sized and conveniently located**



## About the property

A handsome period property in a very convenient location, offered to the market with some hidden extras! This family home comes with three well sized bedrooms, a good level of parking and a large garden.

However, this property also comes with an additional parcel of land, which, with the correct planning permission, could be a building plot.

The location here is one which will allow you to walk into the Newport High Street shops, cafes and other amenities, whilst also being a stroll away from the St Mary's Hospital too. Walks close by include that of the Parkhurst Forest and the regular bus service that operates on the road ensures you can be at the coast in quick fashion also.

Parking for several cars at the front, the property offers excellent and quite surprising space in the rear garden with plenty of privacy. Interestingly, the garden doglegs at the end, which, with the right planning consent, could accommodate another dwelling or annexed accommodation.

Internally, the property is bright, light and with a sense of space, helped by the large rooms and high ceilings. There are two reception rooms and a kitchen on the ground floor, whilst the first floor offers three family sized bedrooms and a bathroom.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 13'5 x 12'0

Dining room 11'9'x 12'0

Kitchen 14'8 x 7'1

### FIRST FLOOR

Landing

Bedroom 1 13'6 x 11'9

Bedroom 2 11'9 x 11'9

Bedroom 3 8'0 x 7'2

Bathroom

### OUTSIDE

Parking for several cars

Side Access

Spacious Rear Garden offering scope (subject to planning consent)

## 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**

**[triggio.co.uk](http://triggio.co.uk)**

