

## Camp Hill, Newport, Isle of Wight



- **Beautifully Presented**
- **Garage and Parking**
- **Modern Kitchen and Bathroom**
- **Quiet Location**
- **Close to St Mary's Hospital**



## About the property

Beautifully presented and well positioned, this family home comes to the market in excellent condition and with the bonus of both off road parking and a garage. A charming family home, the property is in a quiet and tucked away location whilst being convenient too for both the St Mary's Hospital and the Newport Town centre.

A 1920's property, this handsome house offers plenty of kerb appeal. The property sits adjacent to surrounding woodland too to give a lovely outlook which changes through the seasons. Wrap around gardens with a paved sun trap and further turfed and planted area, there is also detached garage with power and lighting and parking for two.

Internally, the property offers high ceilings, lots of period features and beautiful décor too. The lounge comes with a log burner to create a warm, welcoming and well sized space. The kitchen/diner is modern area which is great for entertaining. Additionally, the ground floor has a W/C and a conservatory too. The three bedrooms are all very suitably sized for a family and complimented by a modern bathroom with separate shower.

Excellent countryside walks on the doorstep and the ease in which you can access Wildlife and Nature whilst still being so convenient for daily amenities, makes this home a perfect combination for 21st Century Living.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 18'10 x 12'3

Kitchen/Diner 12'3 x 12'2

Downstairs Cloakroom WC

Conservatory 7'7 x 7'5

Stairs to

Bathroom with Separate Shower

Stairs to

### FIRST FLOOR

Landing

Bedroom 1 14'2 x 12'8 (Fitted Wardrobes)

Bedroom 2 14'1 x 10'5

Bedroom 3 10'1 x 9'5

### OUTSIDE

Garage

Driveway

Enclosed Side Garden

Rear Garden

## 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**

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

