

Newport, Isle of Wight



- **3 Bedroom Modern Home**
- **Parking for two cars**
- **Beautifully presented**
- **Lovely rear garden**
- **Bathroom, En-suite and Downstairs WC**



About the property

A bright, light and beautifully presented home that has been superbly kept by its current owners with modern fixtures and fittings, a pretty rear garden and parking for at least two cars. This fantastic home offers low maintenance and energy efficient living!

Situated within a stones throw from the Pan Meadows country park, the property offers wonderful walks on the doorstep whilst also being a in quiet road too. However, those wishing for convenience will also find the property sits in close proximity of the Newport town centre and plenty of your daily amenities too.

Driveway parking for two cars at the rear, the property also offers a sunny, private and very well kept rear garden. A wonderful space to sit out and enjoy.

Internally, the property is well designed with open plan living spaces including a large lounge opening onto the rear garden plus a separate Kitchen/Diner too. The property also benefits from a utility room and downstairs WC. The first floor comprises of three bedrooms with a family bathroom and master en-suite to suitably compliment the home.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 17'11 x 10'8

Kitchen/Family/Dining 17'11 x 9'5

Utility 5'8 x 5'6

Cloakroom WC

FIRST FLOOR

Landing

Bedroom 1 11'2 x 10'2

En-suite Shower Room

Bedroom 2 11'3 x 9'9

Bedroom 3 8'11 x 7'5

Bathroom

OUTSIDE

2 x Parking Spaces

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
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 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			