

## Newport, Isle of Wight



- **3 Bedroom charming semi-detached home**
- **Parking and Car Port**
- **Stunning rear garden**
- **Modern kitchen and Bathroom**
- **Highly sought after location**



## About the property

A stunning family home with bags of character and period charm, whilst offering plenty of space and in fantastic condition throughout! Both inside and out, this home is exceptionally well maintained and provides lots of living space with three bedrooms to suit the growing family.

Walking distance of the Newport High Street, Marks and Spencer's and the Island's main cycle track just around the corner, this property is well located and convenient whilst not compromising on a being a peaceful neighbourhood.

Sit within the ever popular Shide area of Newport, this handsome semi-detached home comes with driveway parking and a car port to the front with excellent space to the rear for the garden. The garden is private, south westerly facing giving plenty of sun and is a beautiful space to sit and enjoy.

Internally, the ground floor has seen an extension, which ensures the large kitchen/breakfast room open onto the patio of the rear garden. There is a well sized lounge with a cosy feel, large utility room and separate dining room too. The first floor consists three bedrooms, which are all light, bright and airy, whilst being suitably catered for by a modern family bathroom.

Council Tax Band C

## Accommodation

### GROUND FLOOR

Porch

Entrance Hall

Lounge 14'10 x 11'9

Dining Room 12'3 x 10'4

Kitchen 17'3 x 8'10

Utility Room

### FIRST FLOOR

Landing

Bedroom 1 14'3 x 11'8

Bedroom 2 12'2 x 10'5

Bedroom 3 8'4 x 6'

Bathroom

### OUTSIDE

Rear Garden

Car port

Off Road Parking

## 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

Ground Floor

Trigg House

Monks Brook

St. Cross Business Park

Newport

Isle of Wight

PO30 5WB

Tel: 01983 525710

Email: [sales@triggiew.co.uk](mailto:sales@triggiew.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			