

Newport, Isle of Wight



- **2 Bedrooms, 2 Bathrooms**
- **Parking**
- **Well sized, sunny rear garden**
- **Downstairs WC**
- **Chain free**



About the property

Set in the sought after "Carisbrooke Meadows" area of Newport, this two bedroom modern home comes to the market chain free and ready to move into. The property provides off road parking and a well sized, sunny rear garden too.

Walking distance of the Newport town centre, the property is easy reach of good schools, Sainsbury supermarket and plenty of public transport links. There are parks close by, including Victoria Recreation Ground plus cycle tracks including those along the River Medina.

A modern home, the property is great for anyone wanting low maintenance or energy efficiency from their property, ideal for first time buyers, buy to let investors or those wishing to downsize. Internally, the property has bright, light and airy accommodation. A modern kitchen, spacious lounge/diner and downstairs WC. The first floor offers two double bedrooms with each having an en-suite, one bathroom and the other a shower room.

The rear garden is sunny, private and relatively low maintenance whilst still providing a good level of space to create your space to sit in the sun and enjoy.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge Diner 17'7 x 12'7

Kitchen 10'3 x 6'2

Cloakroom W/C

FIRST FLOOR

Landing

Bedroom 1 13'3 x 9'4

En-suite Bathroom

Bedroom 2 12'7 x 8'7

En-suite Shower Room

OUTSIDE

Driveway

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		91
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC