

## Newport, Isle of Wight



- **2 Bedroom modern home**
- **40% Shared Ownership**
- **Parking for two**
- **TLC required**
- **Chain free**



## About the property

Chain Free, well sized and perfect for anyone looking to make the first step onto the property ladder. This two bedroom, modern home comes to the market needing some TLC but offers well sized living space and two parking spaces too.

A quiet and popular position, this ideal first purchaser property is close to Newport town centre as well as transport links around the rest of the island. The Asda superstore, the Pan Country Park and local amenities such as schools, play parks and more can all be found within a short walk.

There are two allocated parking spaces to the front, whilst the property also offers a private rear garden with an access as well. The internal space is well designed and sized with a lounge/diner, kitchen and downstairs WC. The first floor comprises two double bedrooms, plenty of storage and a family bathroom. The property does require some TLC, however, a modern home such as this still offers very good energy efficiency and can be turned into the ideal two bedroom home again with the right outlook.

Council Tax Band C

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 9'9 x 7'6

Lounge 15' x 12'6

Downstairs Cloakroom W/C

### FIRST FLOOR

Landing

Bedroom 1 15' x 8'6

Bathroom

Bedroom 2 12'8 x 10'4

### OUTSIDE

2 x Parking spaces to front

Rear Garden with access

## 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)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			