

**Newport, Isle of Wight**



- **Ground floor maisonette**
- **Allocated parking**
- **Private garden w/ Shed**
- **Convenient location**
- **Chain free**



## About the property

CHAIN FREE, ground floor and offering both parking and a private garden space. This 1 bedroom ground floor maisonette is well placed, whilst still being tucked away within a quiet street. It's the perfect choice for low maintenance living, perhaps looking to downsize, buy to let or make your first step onto the housing ladder.

The property sits walking distance of Newport High Street, whilst also being close to the green spaces of Victoria Recreation Ground and Nine Acres too. There is a handy convenience store just around the corner, plus excellent bus links at the bottom of the road.

Tucked away within a small mews style development, the property benefits from both allocated parking space plus space for any visitors as well. The property offers a rear garden space with a shed too.

Internally, the property has been recently redecorated and offers a well sized living space with a lounge/diner, with sliding doors onto the rear garden. There is a double bedroom, modern fitted bathroom and the ability to move straight in with just changes to suit your personal taste.

A long lease and low maintenance charge just adds to the attraction of this already desirable property.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
EPC -  
Tenure - Leasehold (960 years remaining)

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner 16'7 max x 16'1 max

Kitchen 9'2 x 5'9

Bathroom

Bedroom 12'5 x 9'10

### OUTSIDE

Rear Garden with shed

Allocated Parking

Visitors 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@triggio.co.uk](mailto:sales@triggio.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**

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

