

## Newport, Isle of Wight



- **3 Bedroom family Home**
- **Conservatory and newly fitted kitchen**
- **Well sized rear garden and two parking spaces**
- **Quiet position with easy access to town**
- **Two reception rooms**



## About the property

A wonderful family home in a popular position, which offers both convenience as well as a quiet location. Those looking for a modern three bedroom home will benefit from having very little to do with recent additions including the modern fitted kitchen.

The location here provides the next owners with the benefit of excellent walks close by, the charming Carisbrooke Village with its infamous Castle and useful amenities such as the convenience shops, pubs and schools.

A good looking house from the kerb, the property offers two parking spaces to the front and side access and well sized and sunny rear garden. The garden, whilst enclosed and perfect for families, also offers a large summerhouse at the bottom with power and lighting.

Internally, the property is particularly light and airy. The living space comes with two reception rooms plus a conservatory overlooking the rear garden. The dining room is open to the kitchen ensuring you have a sociable space to enjoy whilst entertaining. The first floor offers three bedrooms and family bathroom, which is again well maintained and modern, not to mention the handy WC on the ground floor, in addition.

Council Tax Band C

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 14'10 x 11'5

Dining Room 11'8 x 8'

Kitchen 12' x 6'2

Conservatory 8'9 x 7'8

Cloakroom W/C

### FIRST FLOOR

Landing

Bedroom 1 12' x 8'2. Built in wardrobes.

Bedroom 2 11'9 x 8'2

Bedroom 3 8'4 x 5'11

Bathroom

### OUTSIDE

Front Garden

Side Access

Rear Garden

2 x Parking Spaces

## 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>			87
(69-80) <b>C</b>		74	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	