

£199,950 Freehold

Acacia Close, Newport, Isle of Wight, PO30 5FQ



- Chain free
- Cloakroom
- 3 bedrooms
- 15ft kitchen/diner
- Close to town centre & schools



Call **01983-525710** to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

'Chain free' and within walking distance of the town centre, Sainsbury's superstore and local schools. The ideal home and location for any young, growing family to settle into and live happily for many years. Excellent transport links across the Island are also nearby. Internally, the modern, end of terrace house comprises three bedrooms and bathroom on the first floor, whilst downstairs you will find the always handy cloakroom, the 14ft lounge and 15ft kitchen/diner.

Outside, there is a flat, child and pet friendly rear garden for everyone to enjoy when the sun is shining, as well as driveway parking and garage at the front of the property which is great for additional storage, or conversion potential. The current owner has used the house very successfully for the busy, high demand, family rental market in recent years.

Accommodation

GROUND FLOOR

Entrance hall

Cloakroom

Lounge 14' x 12'4

Kitchen/diner 15'7 x 10'

FIRST FLOOR

Landing

Bedroom 1 13'5 x 8'4

Bedroom 2 9'4 x 9'3

Bedroom 3 9'3 x 6'

Bathroom

OUTSIDE

Front & rear gardens

Off road parking

Garage

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>

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(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 