

Newport, Isle of Wight



- **Attractive Three Bedroom Semi-Detached Home**
- **Beautifully Maintained Rear Garden**
- **Decked Seating Area Offering Privacy & Relaxation**
- **Conveniently Located for Schools & Shops**
- **Allocated Parking**



About the property

This attractive three-bedroom semi-detached home is ideally situated in a highly sought-after area of Newport, within easy walking distance of the town centre and just moments from Sainsbury's.

The property offers well-balanced accommodation throughout, beginning with a spacious lounge on the ground floor, alongside a separate kitchen/diner ideal for family living. To the rear, a bright conservatory provides additional living space and opens directly onto the garden, creating a seamless indoor-outdoor flow.

Upstairs, the home comprises three bedrooms and a modern family bathroom, all presented to a good standard.

One of the standout features of this property is the beautifully maintained rear garden, which is larger than expected and enjoys a sunny aspect. The garden has been thoughtfully designed to a high standard, featuring a decked seating area, excellent privacy, and plenty of space for relaxation or entertaining.

Additional benefits include allocated parking and convenient side access.

Perfectly suited for a young family, the property is close to well-regarded schools and benefits from excellent transport links, making it both practical and desirable.

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

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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Accommodation

GROUND FLOOR

Entrance Porch

Lounge 13' x 12'6

Kitchen Diner 15' x 10'6

Conservatory 11' x 7'3

FIRST FLOOR

Landing

Bedroom 1 11'8 x 9'

Bathroom

Bedroom 2 11'6 x 6'10

Bedroom 3 8'4 x 7'7

OUTSIDE

Front Garden

Side Access

Rear Garden

Parking

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		