

**Offers Over
£225,000 Freehold**

Latimer Road, St Helens, Isle of Wight, PO33 1TR



- Chain free
- 3/4 bedrooms
- Popular Village location
- Bathroom & shower room
- 2 reception rooms & courtyard garden



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

About the property

Detached, spacious, chain free and close to St Helen's Village green! This large and extended house certainly has enough space on offer to house any young, growing family and have room to spare. Its fantastic location may also appeal to anybody looking for a holiday home near to the marina.

Internally, the accommodation comprises three bedrooms and bathroom on the first floor, whilst the ground floor houses the 16ft lounge, dining room, kitchen, the flexible study or fourth bedroom, and the additional shower room. There is space aplenty on offer here! Outside, there is a low maintenance, courtyard garden to the rear. A wonderful and spacious home in a highly desirable, village location.

Accommodation

GROUND FLOOR

Lounge 16' x 11'11

Dining room 10'9 x 10'6

Kitchen 11'11 x 10'11

Inner hall

Study/bedroom 4 10'2 x 9'9

Shower room

FIRST FLOOR

Landing

Bedroom 1 13'1 x 12'

Bedroom 2 13'1 x 9'3

Bedroom 3 10'11 x 6'10

Bathroom

OUTSIDE

Courtyard garden

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

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 