

Newport, Isle of Wight



- **Charming Three Bedroom Semi-Detached**
- **Bright & Airy Cottage Style Interior**
- **South Facing Rear Garden**
- **Family Bathroom & Downstairs WC**
- **Convenient for St Mary's Hospital & Town Centre**



About the property

This charming three-bedroom period semi-detached home enjoys an exceptionally convenient location in Newport, within easy walking distance of St. Mary's Hospital, the town centre and excellent public transport links. Boasting attractive bay-fronted kerb appeal, the property combines character features with modern living, making it an ideal family home or investment opportunity.

Internally, the property is bright and airy throughout, with a spacious lounge-diner creating a fantastic sociable living space. A feature log burner provides a cosy focal point, adding warmth and character to the room. To the rear, the modern fitted kitchen offers ample storage and workspace and opens directly onto a patio area, perfect for outdoor dining and entertaining.

The south-facing rear garden is a particularly appealing feature, offering a generous outdoor space with both patio and turfed areas to enjoy throughout the day.

Upstairs, the property comprises three well-proportioned bedrooms along with a family bathroom, while the ground floor also benefits from a handy downstairs cloakroom/WC.

A wonderful blend of period charm, practical living space and a sought-after central location, this attractive home is perfectly placed for convenient Island living.

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

Accommodation

GROUND FLOOR

Hallway

WC

Lounge Area 11'4 × 10'11

Dining Area 14'4 × 11'4

Kitchen 12'3 × 9'8

FIRST FLOOR

Landing

Bedroom 1 14' × 10'11

Bedroom 2 11'4 × 11'2

Bedroom 3 9'4 × 5'8

Bathroom

OUTSIDE

Front Garden

Rear 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>

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Book a Viewing

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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 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		