







## **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

Length of lease: 859 Years remaining

Ground rent: £2.00 p/a Maintenance charge: N/A

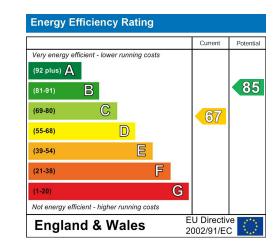
## Book a viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

## triggiow.co.uk



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.



Asking Price £230,000 Leasehold

19 Hunnyhill, Newport, Isle of Wight, PO30 5HJ



- 2 Double bedrooms + Loft Room
- Well sized rear garden
- Spacious lounge/diner
- Recently fitted kitchen and bathroom
- · Walking distance of town centre
- Chain Free





### 19 Hunnyhill, Newport, Isle of Wight, PO30 5HJ

#### **AGENT'S COMMENTS**

The ideal purchase for any first time buyers, buy to let investor or perhaps you are simply looking to make use of this super convenient location.

Walking distance of the Newport High Street, with its large offering of shops, cafes and restaurants. The property also benefits from a Sainsburys, Lidl, St Mary's Hospital, IW College, Industrial Estate & Gym and B&Q close by, with a regular bus service and popular cycle track all on the doorstep too!

The vendor has ensured the property has undergone extensive works since their ownership and includes the roof, kitchen and bathroom. The boiler has recently been renewed with the remainder of guarantee, along with a recently upgraded water supply with meter. Internally, the property is surprisingly spacious with a large lounge/diner for socialising with friends and family. The kitchen and bathroom, both modern and recently fitted. The first floor offers two double bedrooms which are well decorated, whilst further to this there is the added bonus of a loft room too.

Outside, the garden is a private and sunny space which has plenty of potential for the next lucky owner to make their own.

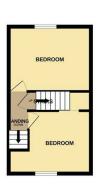
#### Council Tax Band B













# Accommodation

**GROUND FLOOR** 

Entrance Hallway

Lounge/Diner 23'1 x 12'4

Kitchen 11'7 x 7'4

Bathroom

**Utility Space** 

FIRST FLOOR

Landing

Bedroom 1 13'3 x 9'6

Bedroom 2 12'5 x 9'7

Stairs to

Loft Room 12'5 x 11'5

OUTSIDE

Front Garden

Rear Garden