



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 5HJ

Length of lease: 859 Years remaining
Ground rent: £2.00 p/a
Maintenance charge: N/A

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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

triggow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**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



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



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