



27 Yarborough Road, East Cowes

£218,000



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Positioned in a pleasant residential road with good access to the local school; amenities and mainland car ferry link, this attractive period home offers well presented accommodation with gas central heating and UPVC double glazing. The ground floor is arranged with an open plan style link, connecting the sitting and dining areas, with the kitchen set to the back of the home. The first floor accommodates a double bedroom; small single bedroom/study and a smart bathroom. The top floor provides a lovely main double bedroom and completes the internal rooms.

The good sized rear garden is fully enclosed and mainly laid to lawn with a handy terrace access to the side. Freehold. Council Tax Band - B. EPC - D-59

Smart composite front entrance door to:

Sitting Room:

14'1" max x 11'5" max (4.30m max x 3.50m max)

A bright room with dark oak style flooring which flows through to the dining room.

Decorated in white with a charcoal accent to one wall featuring a gorgeous open fireplace. Fitted shelving to one recess and a cupboard to the other. UPVC double glazed front bay window and shaped archway through to:

Dining Room:

11'11" x 11'5" max (3.64m x 3.50m max)

Arranged in a design which links it to the sitting room, whilst keeping it distinctly

separate. Divided by the central stairs to the first floor, a good sized family dining room with handy understairs storage cupboard and UPVC double glazed rear window. The room is decorated in white with jade green accents. Opening to:

Kitchen:

10'11" max x 6'3" max (3.35m max x 1.92 max)

A galley style room with tiled floor and UPVC double glazed side and rear windows as well as a door to the garden. Fitted with cream fronted units, pale wooden effect worktops and blue tiled splashbacks. Integrated under counter oven; with hob above as well as spaces for fridge/freezer; washing machine and dishwasher.





Stairs to:

First Floor Landing:

With stairs to top floor and stripped wooden doors to:

Bedroom Two:

11'10" x 11'4" max (3.63m x 3.46m max)

In blue decor, a double bedroom with built in wardrobe over the stairs and pretty feature fireplace. UPVC double glazed front window.



Bedroom Three/Study:

7'7" max x 6'7" max (2.33m max x 2.03m max)

With wooden floorboards, this small single bedroom or ideal study is decorated in white with a large UPVC double glazed rear window. Wall mounted gas fired boiler.

Bathroom:

A shaped room which widens out to one end, allowing it to accommodate a bath. Decorated in pretty pink colours, with dark green tiling and fitted with smart white suite of WC; oval wash hand basin set to a rustic wooden shelf and bath with rainfall shower and separate spray. Opaque UPVC double glazed rear window.



Stairs to:

Bedroom One:

17'4" max x 11'3" max (5.29m max x 3.45m max)

Set into the roof space, with sloped ceilings and

wooden floorboards, providing a bright double room. Decorated in white with a jade green accent; velux window to front and UPVC double glazed dormer to rear.

Front garden:

The front garden is laid to gravel with a path leading to the front door.

Rear Garden:

The garden has a right of access across for the terrace with gates to either side. The garden sits at an angle to the home, is of a good size and laid to an area of gravel, with lawn beyond and a patio to the end with a large timber shed. Attractive shrubs and planting to border.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

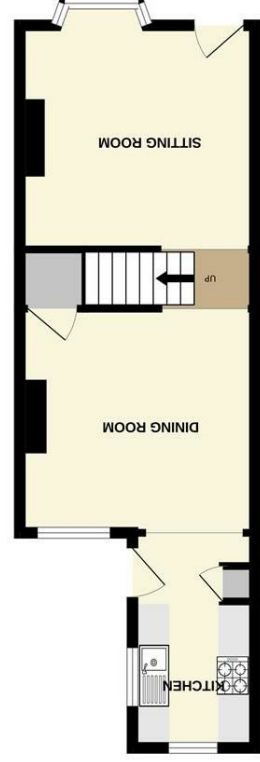
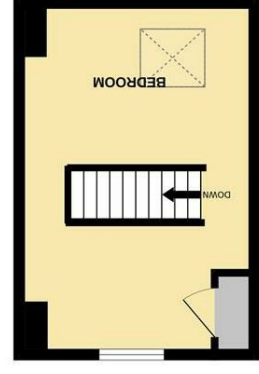


Pop in for a chat
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Arrange a viewing
 Call us on 01983 280555
 Email: hello@meganbakerestateagents.com
 Love this property and want to see more?



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



Make every attempt to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 880 sq. ft. (81.7 sq.m.) approx.