

Join us in 2020



as we celebrate 30 years!



- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Sought After Location

- Off Road Parking & Garage
- Gardens
- Utility Area
- EPC - TBC

62 Sylvan Avenue, East Cowes, PO32 6QB

£305,000

This well presented and spacious detached family home is situated on the ever popular Springfield estate and within walking distance of East Cowes seafront. The property is a stones throw from East Cowes town centre with its array of shops and eateries, Waitrose Supermarket, medical centre and car ferry connections to Cowes and Southampton.

The accommodation is light and comprises hallway, lounge, dining room, kitchen, utility area and cloakroom wc. The first floor comprises four bedrooms two with some sea views and family bathroom. Additional features include off road parking, garage and front and rear gardens.

For further information or to arrange an internal viewing please call the Wright Estate Agency on 01983 281010



Accommodation

Timber Glazed Door to Front

Entrance Hallway

Lounge 17' 6" x 10' 4" (5.34m x 3.15m)

Kitchen 9' 7" x 8' 6" (2.92m x 2.60m)

Utility Room 5' 2" x 4' 6" (1.57m x 1.38m)

Downstairs WC 4' 6" x 3' 1" (1.38m x 0.93m)

Dining Room 9' 4" x 8' 4" (2.85m x 2.53m)

Stairs With Handrail To:

Landing

Bedroom 1 12' 9" x 8' 7" (3.88m x 2.62m)

Bedroom 2 9' 5" x 8' 7" (2.88m x 2.61m)

Bedroom 3 9' 3" x 8' 3" (2.83m x 2.51m)

Bedroom 4 8' 6" x 6' 11" (2.60m x 2.11m)

Bathroom 8' 0" x 5' 2" (2.43m x 1.58m)

Outside

To the front of the property is a lawned garden, with driveway for one car to the side leading to the garage that has an up and over door. The rear garden has a large patio area ideal for those alfresco evenings, steps up to the lawned area with secondary patio area, raised shingled bed and a variety of mature shrubs.



Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax


Band D

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.




Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



34 York Avenue, East Cowes, Isle of Wight, PO32 6RU

Phone: 01983 281010

Email: eastcowes@wright-iw.co.uk



Viewing:

Date

Time