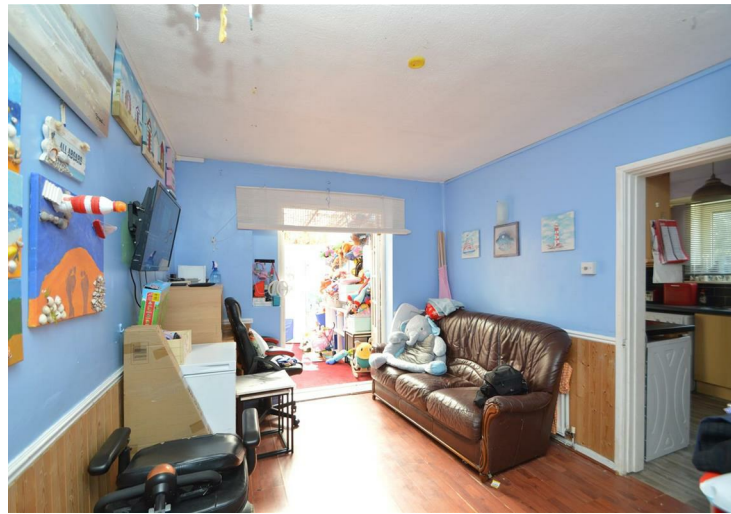




**£229,950**

29 Broadsmith Avenue, East Cowes, Isle of Wight, PO32 6QW



## Buy to Let Investors

We would love to find a lucky new buy to let owner who could take on the current family in residence. They have resided at the property for many years and have looked after it beautifully! The property is situated within a popular location and is within walking distance to schools, recreational grounds and the late Queen Victoria's former summer residence Osborne House.

The ground floor accommodation is deceptively spacious and comprises entrance hall, lounge, separate dining room, kitchen, sun room, conservatory, utility room and ground floor shower room. The first floor accommodation has three bedrooms and bathroom wc. This property also has the added benefit of a spacious attic room with access of the landing. Externally the property has a large garden ideal for those family gatherings.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.

Double Glazed Door to Side

Entrance Hall

Lounge 18'8 x 9'8

Dining Room 14'8 x 9'6

Kitchen 10'10 x 9'0

Conservatory 9'11 x 7'3

Utility Area / Shower Room 12'6 x 3'8

Sun Lounge 12'10 x 8'10

Stairs to:

Landing

Bedroom 1 13'0 x 11'3

Bedroom 2 11'3 x 11'2

Bedroom 3 8'2 x 7'9

Attic Room 20'0 x 13'1

Bathroom

Outside

The front garden is block paved for easy maintenance with gated side access leading to the enclosed rear garden. The rear garden is large and mainly laid to lawn with patio area, timber sheds and gated access to the front.

Council Tax  
Band B

Services

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


Agent Notes

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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