



**£215,000**

42 Osborne Heights, East Cowes, Isle of Wight, PO32 6FF



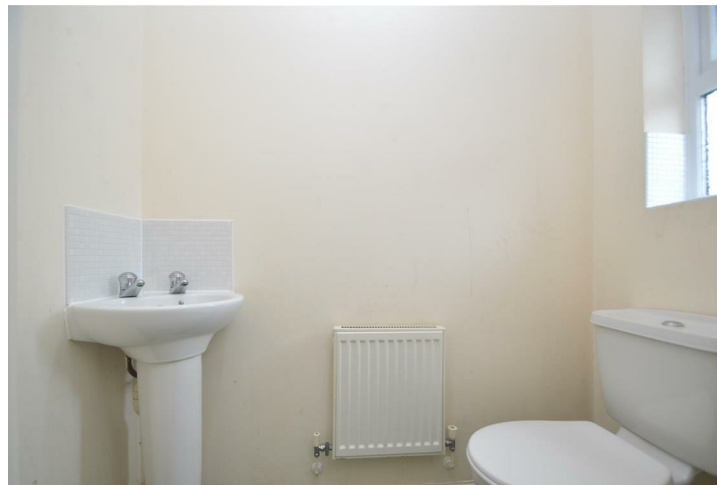


This end of terrace home is set within a quiet and peaceful location with the added benefit of being within walking distance of East Cowes seafront. This property would make an ideal first home or investment purchase.

The property requires slight modernisation and comprises of a hallway, lounge/ diner, kitchen, cloakroom wc, two bedrooms and two en-suites. Additional features include double glazing, gas central heating, allocated parking and garden.

This is a great opportunity to acquire a spacious home in the coastal resort of East Cowes, which 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 half a mile away.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Cloakroom wc

Lounge/ Diner 17'8" x 12'7"

Kitchen 10'0" x 6'2"

Landing

Bedroom 1 12'7" x 8'5"

En-Suite 6'3" x 6'2"

Bedroom 2 12'7" x 9'4"

En-Suite 6'2" x 5'10"

Outside

To the front of the property there is a driveway providing off road parking. There is also gated side access leading to the rear garden which is mainly laid to lawn.

Council Tax

Band B

Additional Information

Service Charge £140.00 per annum.

Services

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

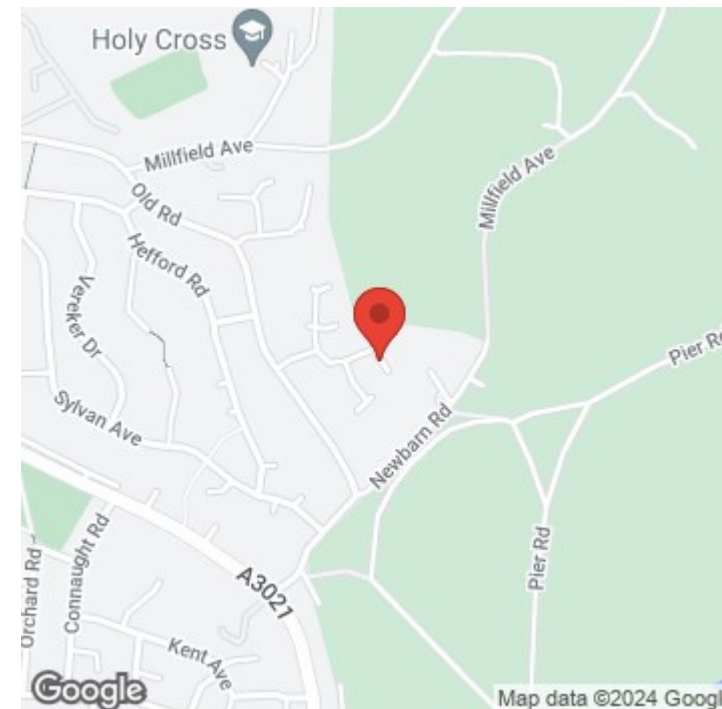
Agents Notes

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 floorplan 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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**wright**  
 estate agency