



Offers In Excess Of £320,000

47a Osborne Heights, East Cowes, Isle of Wight, PO32 6FF





This spacious and beautifully presented three storey family home is situated in a quiet, tucked away location, away from the traffic, in the sought after Osborne Heights estate. This modern house is ideal for those looking for a home you can move straight into and has light and airy accommodation throughout including; hallway with storage cupboard, lounge with dining area and access to the garden, modern kitchen with breakfast bar and cloakroom wc with modern suite complete the ground floor.

The first floor accommodation comprises of a two double bedrooms and family bathroom with modern white suite. The second floor has the spacious master bedroom with walk in wardrobe and en-suite. The En-suite has recently been upgraded to a high standard with a free standing bath, shower cubicle, wash basin and wc.

This desirable home has further attributes to include off road parking for two cars, garage and gardens. The rear garden is immaculate with decorative patio area, lawn, mature shrubs and feature BBQ ideal for those AI – Fresco evenings.

The coastal town of East Cowes has many features that include an array of shops and eateries including Waitrose supermarket, a medical centre and car ferry connections to Southampton. This property truly needs to be viewed to fully appreciate the size and condition on offer. For more information or to arrange an internal viewing please contact The Wright Estate Agency on 01983 281010.



Hallway	
Cloakroom wc	
Lounge/ Diner	16'4" x 12'11"
Kitchen	12'9" x 6'3"
Landing	
Bedroom 2	12'11" x 11'6"
Bedroom 3	12'11" x 10'11"
Bathroom	6'3" x 6'3"
Second Floor	
Bedroom 1	17'3" x 9'3"
En-Suite	7'10" x 6'3"
Walk In Wardrobe	7'8" x 4'7"

Outside

To the front of the property there is a driveway providing two parking spaces and leads to the garage that has up and over door, there is also a lawned area and gated side access leading to the rear. The rear garden is mainly laid to lawn with a decorative patio area, a range of mature shrubs and brick built barbeque ideal for the those family alfresco evenings.

Council Tax

Band C

Services

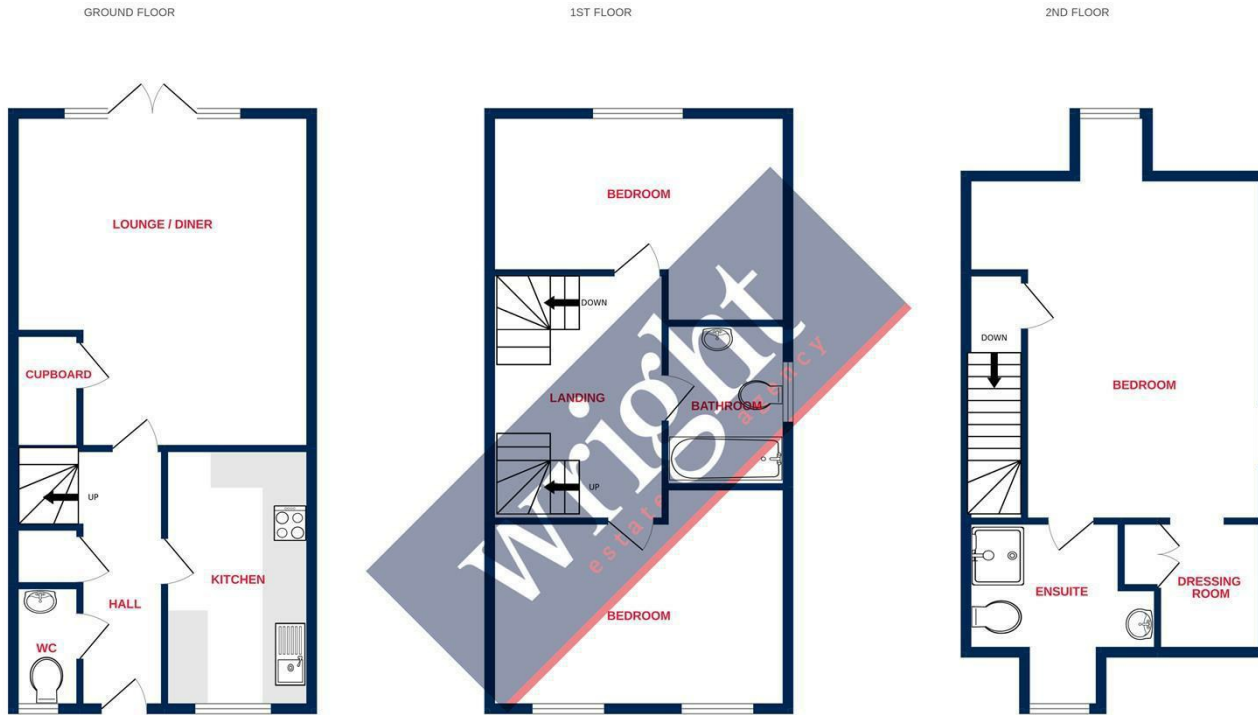
Unconfirmed gas, electric, telephone, mains water and drainage.

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.

Additional Information

Service Charge £140.00 per annum.



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) A			83
(81-91) B			
(69-80) C		69	
(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	



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

wright
 estate agency