

eastcoves@wright-iw.co.uk

wright
estate agency



Offers In Excess Of £145,000

57 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD



*** CASH BUYERS ONLY *** Please note this property is offered to cash buyers only due to a section of the property being double storey single skin.

This deceptively spacious two bedroom end of terrace home is situated within a short walk from East Cowes town centre with it's array of shops including Waitrose supermarket, medical centre and car ferry connections to the mainland.

The accommodation comprises of a lounge, kitchen/ diner with modern fitted units, two double bedrooms and a bathroom. The rear garden is a very good size and provides huge potential.

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 Front

| | |
|-------------------|---------------|
| Lounge | 11'5" x 10'6" |
| Kitchen/ Diner | 13'6" x 11'4" |
| Bathroom | 9'2" x 5'10" |
| Utility / Lean To | 11'4" x 4'11" |

Stairs To

First Floor

Bedroom 1 11'6" x 10'8"

Bedroom 2 11'6" x 10'7"

Outside

The large enclosed rear garden is mainly laid to lawn , ideal for those family gatherings.

Services

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

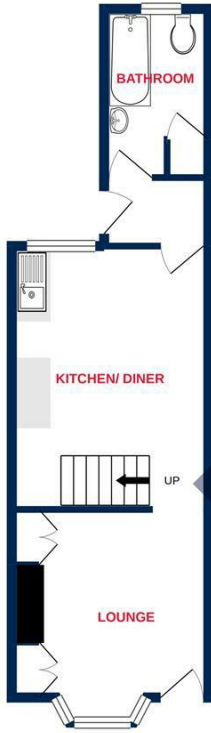
Council Tax

Band B

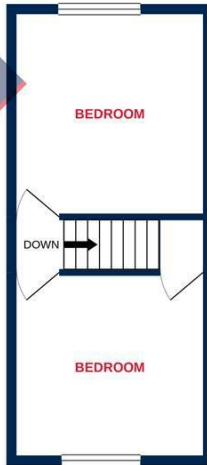
Agents Note

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.

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

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 misstatement. 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 is given for their operation or efficiency can be given.
Made with Metropix 02/20

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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