



£279,950

12 Glamis Gardens, East Cowes, Isle of Wight, PO32 6BQ





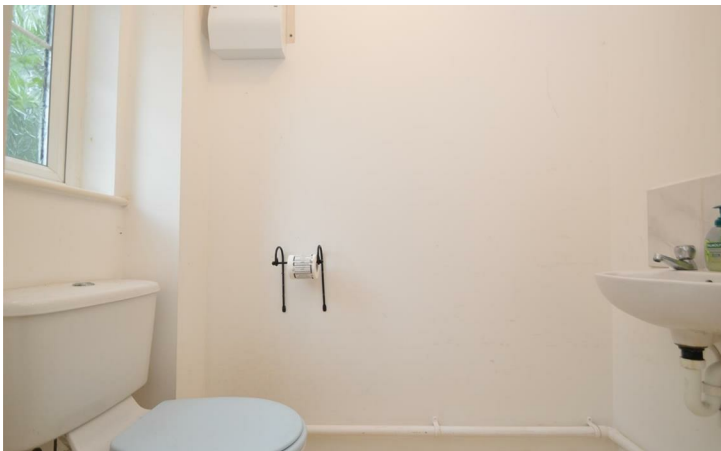
Welcome to Glamis Gardens, a charming detached house located in the heart of East Cowes. This delightful family home boasts three bedrooms, perfect for a growing family or those in need of extra space.

Situated in a peaceful cul de sac, this property offers a tranquil environment, ideal for those seeking a quiet and safe neighbourhood. The house features one reception room, providing ample space for entertaining guests or simply relaxing with your loved ones.

With off-road parking available, you'll never have to worry about finding a spot for your vehicle after a long day. Additionally, being chain-free means you can move into your new home hassle-free, without any delays or complications.

Conveniently located close to schools and recreational grounds, Glamis Gardens offers the perfect blend of suburban living with easy access to essential amenities. Whether you're looking to enjoy a leisurely stroll in the park or want to ensure your children have access to quality education, this property caters to all your needs.

Don't miss out on this fantastic opportunity to own a beautiful family home in a sought-after location. Contact us today to arrange a viewing and take the first step towards making Glamis Gardens your new home.



Hallway

Cloakroom wc

Lounge 16'2" x 10'4"

Kitchen/ Diner 15'11" x 9'1"

Landing

Bedroom 1 16'0" x 10'2"

Bedroom 2 9'3" x 8'0"

Bedroom 3 9'4" x 7'6"

Bathroom

Outside

The front garden is open plan and laid to lawn with shrub borders. To the side of the property is the block driveway providing off road parking for 1 car. The enclosed rear garden is mainly laid to lawn with patio area, shrub borders, outside tap and storage shed.

Council Tax

Band C

Services

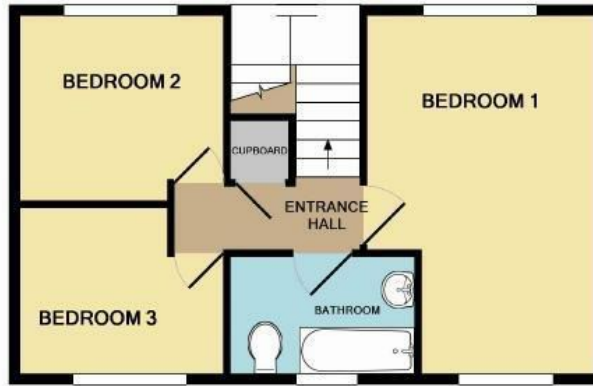
Unconfirmed gas, electric, telephone, mains water and drainage.

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.




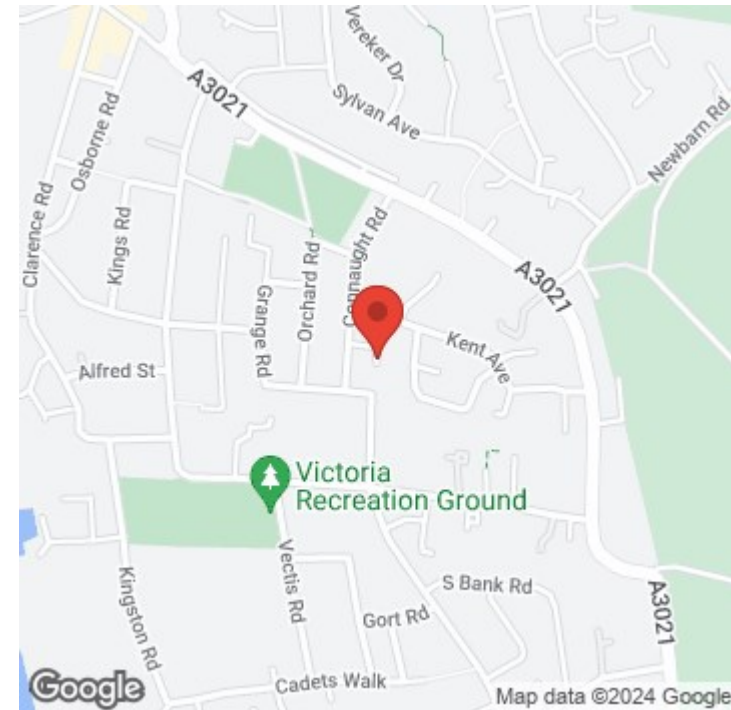
GROUND FLOOR



1ST FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	87
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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