

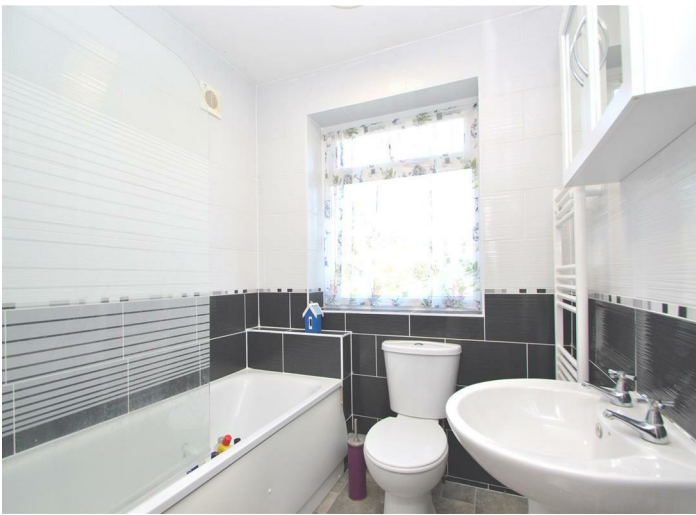
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wright
estate agency



£265,000

143 York Avenue, East Cowes, Isle of Wight, PO32 6BD





Welcome to this charming semi-detached family home located on York Avenue in the desirable East Cowes. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable family living.

One of the standout features of this lovely home is its good-sized garden, perfect for children to play in or for hosting summer gatherings with friends and family. The potential for off-road parking adds convenience to your daily routine, making coming home a breeze.

Situated in a sought-after location, this property is close to schools, ideal for families with children, and a recreational ground, offering opportunities for outdoor activities and leisurely strolls.



The coastal town 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.

Don't miss out on the chance to make this house your home and enjoy all the benefits of living in this wonderful community. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this delightful property on York Avenue.



Hallway	
Lounge	12'7" x 11'6"
Dining Room	12'10" x 10'10"
Kitchen	9'5" x 7'0"
Landing	
Bedroom 1	13'0" x 10'0"
Bedroom 2	10'7" x 10'0"
Bedroom 3	7'1" x 6'2"
Bathroom	6'1" x 6'0"

Outside

The rear garden is a good size and mainly laid to lawn. It is ideal for young children to play and family gatherings.

Parking

There is potential to add off road parking at the bottom of the garden. There is vehicle right of way to the garden however a driveway needs to be added.

Council Tax

Band C

Services

Unconfirmed 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
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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 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		84
(81-91) B		
(69-80) C	70	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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