

eastcoves@wright-iw.co.uk

wright  
estate agency



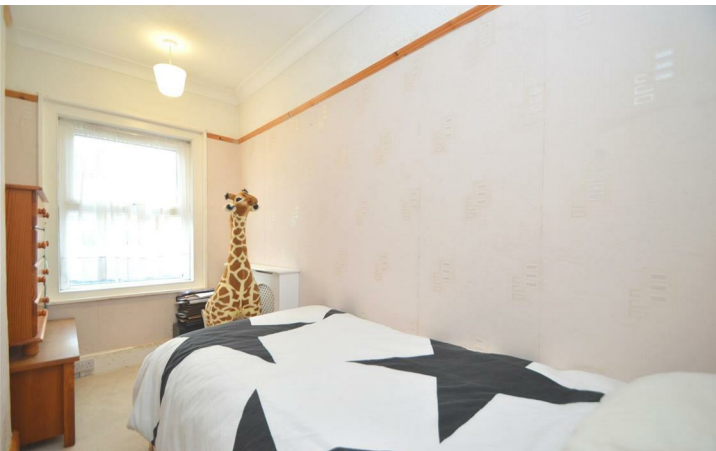
**£230,000**

36 Orchard Road, East Cowes, Isle of Wight, PO32 6DT









Welcome to Orchard Road, East Cowes - the perfect location for your new family home! This charming semi-detached house boasts two reception rooms, three cosy bedrooms, lovely kitchen and a well-appointed bathroom.

Situated close to schools and a recreational ground, this property is ideal for families with children. The good-sized garden offers plenty of space for outdoor activities and relaxation, making it a wonderful extension of your living space.

Step inside this beautifully presented home and you'll be greeted by a warm and inviting atmosphere. The two reception rooms provide ample space for entertaining guests or simply unwinding after a long day.

This is a great opportunity to acquire a fantastic 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.

Don't miss out on the opportunity to make this house your own - a place where cherished family memories are waiting to be made. Contact us today to arrange a viewing and start envisioning your future in this lovely East Cowes property.

Hallway	
Lounge	14'5" x 10'6"
Dining Room	11'11" x 10'7"
Kitchen	10'11" x 5'11"
Utility Room	11'1" x 4'3"
Bathroom	8'9" x 5'3"
Landing	
Bedroom 1	11'10" x 10'5"
Bedroom 2	10'9" x 7'4"
Bedroom 3	11'0" x 6'0"

#### Outside

The enclosed rear garden is a good size and has a patio area and hardstanding for storage shed.

**Council Tax**  
Band B

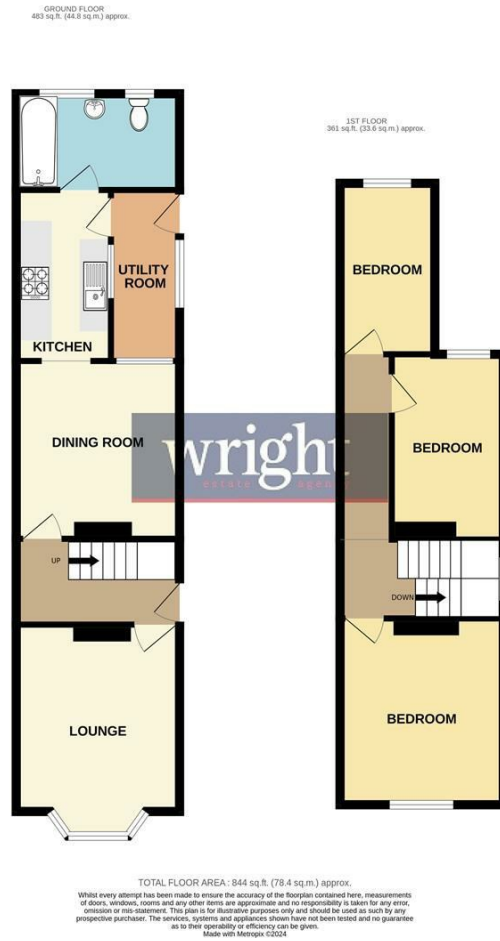
#### Services

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>36</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 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**

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