

eastcoves@wright-iw.co.uk

wright
estate agency



£230,000

39 Albert Way, East Cowes, Isle of Wight, PO32 6GA





Welcome to this charming modern family home located on Albert Way in East Cowes. This delightful property boasts one reception room, 2 bedrooms, modern kitchen, ground floor wc and family bathroom, making it an ideal choice for a first-time buyer or as an investment opportunity.

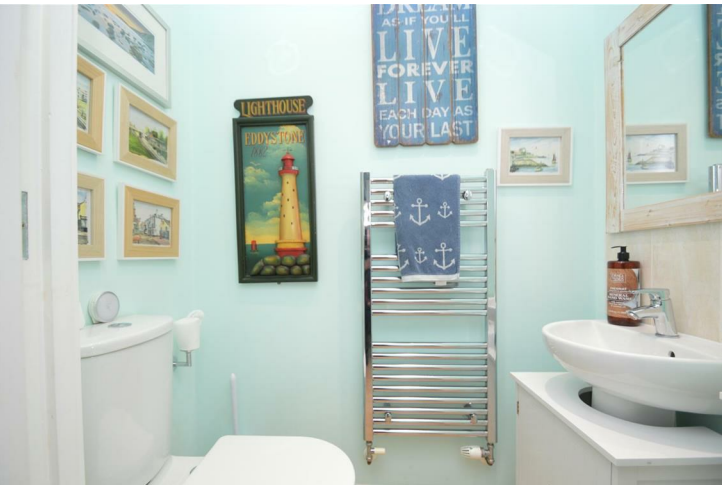
Situated in a peaceful neighbourhood, this house features a garage and allocated parking, ensuring convenience for your vehicles. The lovely garden provides a perfect outdoor space for relaxation or entertaining guests.

Located close to a primary school, this property offers a great opportunity for families with young children. The convenience of having amenities nearby adds to the appeal of this wonderful home.



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 half a mile away.

Don't miss out on the chance to own this lovely house in East Cowes. Contact us today to arrange a viewing and make this property your new home!

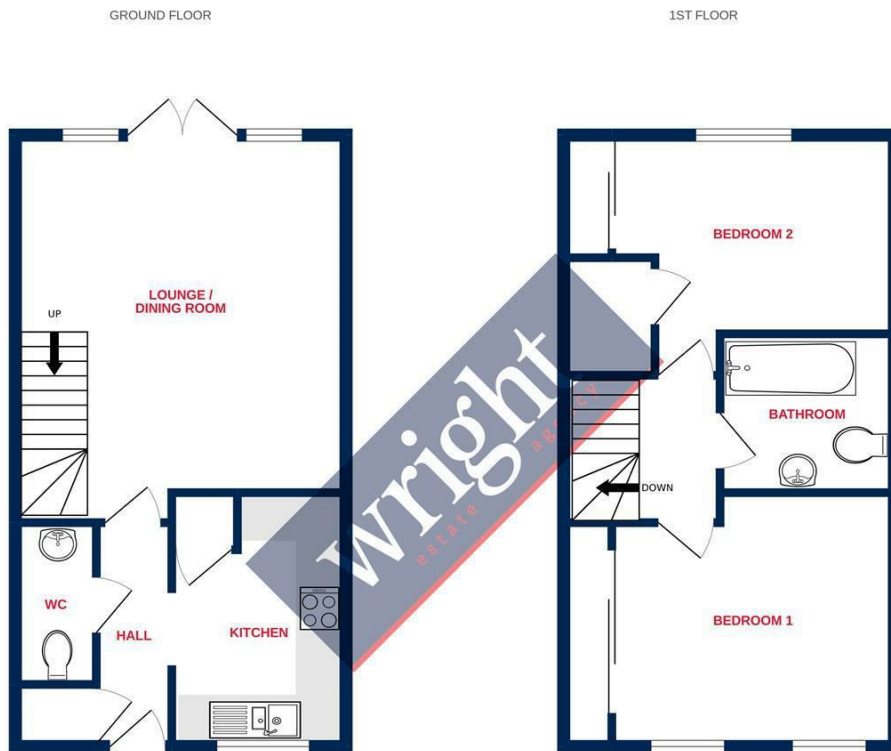


Hallway	
Cloakroom wc	
Lounge/ Diner	12'10" x 14'10"
Kitchen	6'3" x 8'9"
First Floor	
Bedroom 1	9'4" x 10'11"
Bedroom 2	9'4" x 10'11"
Bathroom	6'0" x 6'2"
Outside	

The enclosed rear garden is low maintenance and laid to patio with steps leading down to the second patio. There is gated access leading out to the allocated parking. The garage is located opposite the allocated parking space.

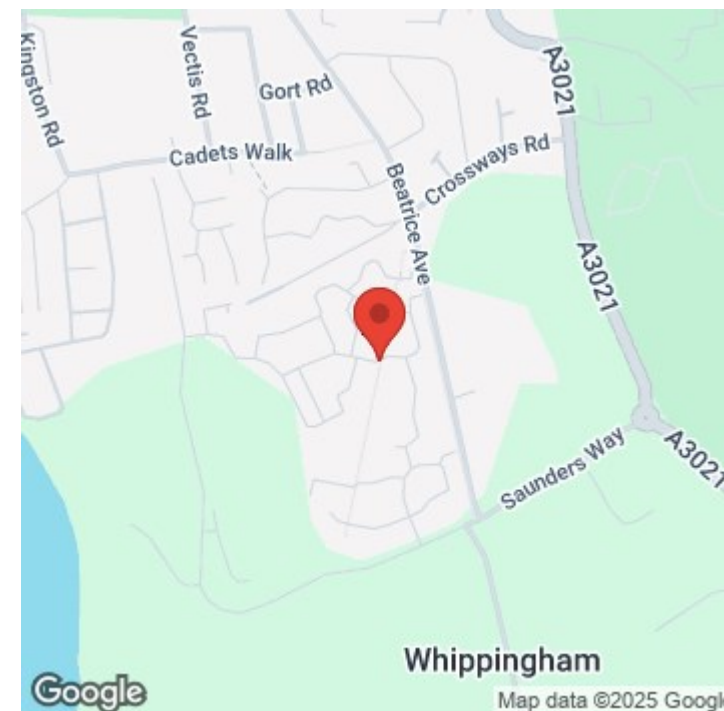
Council Tax	
BAND B	
Services	
Unconfirmed gas, electric, telephone, mains water and drainage.	
Additional Information	
An annual service charge of approximately £300 is paid.	

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets 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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	79	
(69-80) C		
(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