

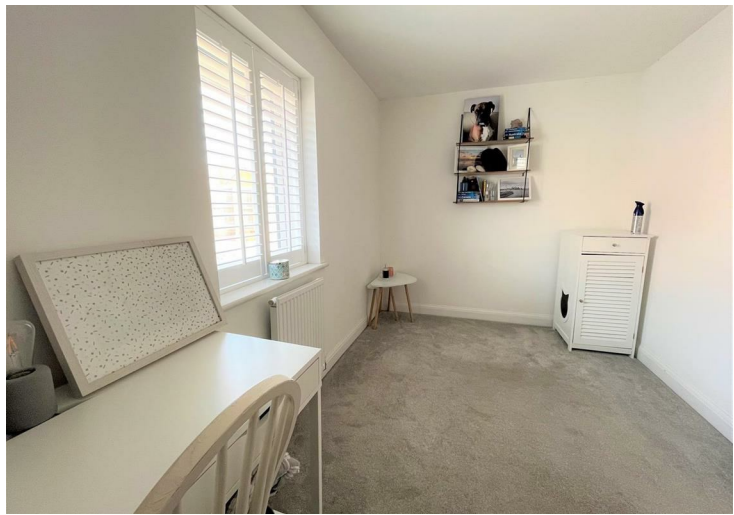
eastcowes@wright-iw.co.uk

wright
estate agency



Offers In Excess Of £215,000

27 Cromwell Avenue, East Cowes, Isle of wight, PO32 6GD





This spacious and beautifully presented terraced home is situated in a quiet, tucked away location, in the sought after Hawthorne Meadows estate. This modern house is ideal for those looking for a home you can move straight into and has light and airy accommodation throughout including; hallway with storage cupboard, lounge with dining area and access to the garden, modern kitchen and cloakroom wc. The first floor accommodation comprises of a two good size bedrooms and family bathroom.



This desirable home has further attributes to include two allocated parking spaces and garden. The rear garden has a decorative patio area, large decked area ideal for those family gatherings and gated rear access

The coastal town of East Cowes has many features that include an array of shops and eateries including Waitrose supermarket, a medical centre and car ferry connections to Southampton. This property truly needs to be viewed to fully appreciate the size and condition on offer. For more information or to arrange an internal viewing please contact The Wright Estate Agency on 01983 281010.



Double Glazed Door to Front

Entrance Hallway

Downstairs WC 5'2" x 2'9"

Kitchen 8'8" x 6'3"

Lounge Diner 14'3" x 12'10"

Stairs to First Floor

Landing

Bedroom 1 12'10" x 9'3"

Bedroom 2 12'10" x 7'3"

Bathroom 6'0" x 5'6"

Outside

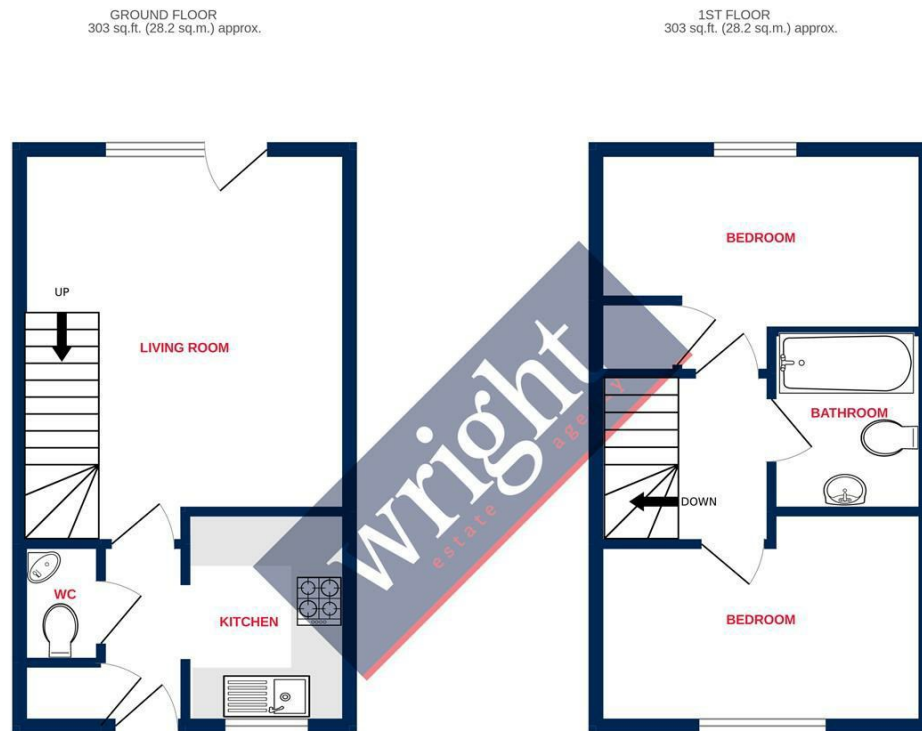
The enclosed rear garden is low maintenance and comprises of a patio area ideal for a table and chairs, steps that lead to the lawned area and further decked area ideal for another seating area. Gated rear access. Located nearby is allocated parking space for two cars.

Council Tax
BAND B

Additional Information
An annual service charge of £300.00 is paid for the up keep of the communal areas within the estate.

Services
Mains gas, electric, telephone, mains water and drainage.

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.

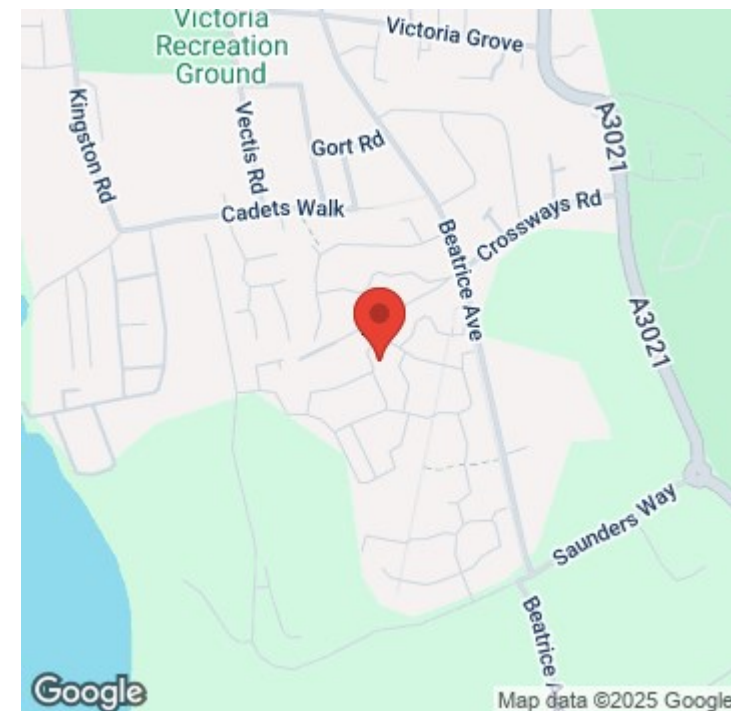


TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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		98
(92 plus) A		
(81-91) B	83	
(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.

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