

eastcoves@wright-iw.co.uk

wright  
estate agency



**£185,000**

54 St Davids Road, East Cowes, Isle Of Wight, PO32 6EF









Set within St. Davids Road, East Cowes, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The kitchen is well presented with ample cupboards and space for dining table. The house is well presented throughout, ensuring a warm and inviting atmosphere.

One of the standout features of this property is the good-sized garden, which provides a wonderful outdoor space for gardening enthusiasts or for enjoying sunny afternoons with family and friends. The garden is a rare find in urban settings, adding to the appeal of this lovely home.

Additionally, the property is conveniently located close to two recreational grounds, perfect for leisurely strolls, picnics, or outdoor activities. This enhances the community feel of the area, making it a pleasant place to live.

Being chain-free, this property allows for a smooth and straightforward purchasing process, making it even more attractive for potential buyers. Overall, this terraced house in East Cowes is a fantastic opportunity that combines comfort, convenience, and charm, making it a must-see for anyone looking to settle in this lovely part of the Isle of Wight.

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.



## Door to Front

Lounge 14'1" x 12'11"

Kitchen/ Diner 12'11" x 11'2"

## Stairs With Handrail To:

## Landing

Bedroom 1 11'11" x 10'1"

Bedroom 2 11'3" x 7'8"

Bathroom 7'9" x 4'10"

## Outside

Fully enclosed rear garden with decking area outside of the back door further steps down to the astro turf and graveled areas. Gated rear access.

## Council Tax

Band B

## Tenure

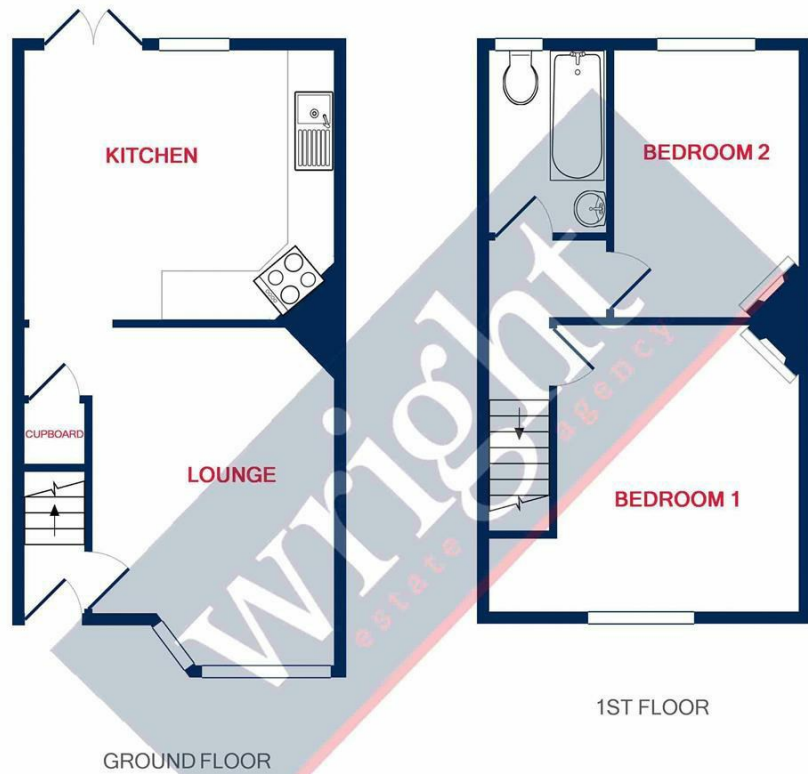
Freehold

## Services


Confirmed electric, telephone, mains water and drainage and gas

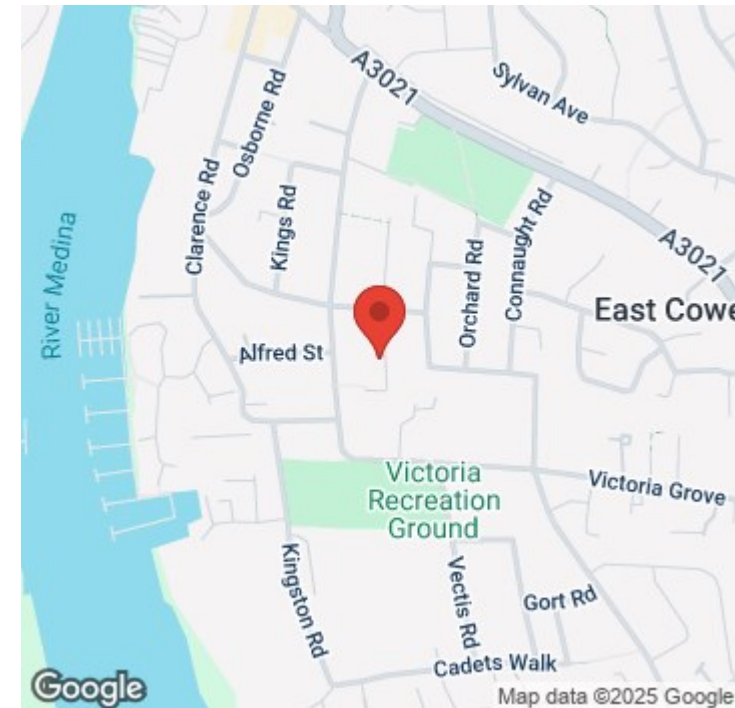
## Agents Note

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.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**

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