



£425,000

22 Nodes Road, Cowes, Isle of Wight, PO31 8AB





Located on Nodes Road in the charming town of Cowes, this delightful home presents an excellent opportunity for those seeking a modern and adaptable living space. The property is chain-free, allowing for a smooth and hassle-free purchase process.

Recently modernised, the home boasts spacious accommodation that can easily be tailored to suit your lifestyle needs. Whether you require additional bedrooms, a home office, or a playroom, the flexible layout offers endless possibilities for personalisation.



The good-sized garden is a wonderful feature, providing a perfect outdoor retreat for relaxation, gardening, or entertaining friends and family during the warmer months. Additionally, the property benefits from a driveway and garage, ensuring ample parking and storage solutions.

This home is not just a place to live; it is a canvas for your future. With its modern updates and generous space, it is ideal for families, professionals, or anyone looking to enjoy the vibrant community of Cowes. Do not miss the chance to make this lovely property your new home.



Front door To

Lobby

Hallway

Bedroom 1

11'0" x 11'0"

Bedroom 2

11'0" x 11'0"

Living Space

15'0" x 12'0"

Middle Room

12'0" x 7'10"

Kitchen

13'4" x 7'10"

Rear Hall

7'10" x 4'5"

Bathroom

7'10" x 7'4"

Loft Room

17'5" x 11'3"

Outside

To the front of the property is a flat lawned area bordered with fencing on the right, wall on the front and part fence part hedge on the left. There is a range of mature shrubs trees and bushes. Side access is available on both the right and left. The rear garden is of good size, mostly flat and laid to lawn with two concrete bases. The left and rear border is fencing with the right hand border being part fence part hedge.

Parking

Garage

14'0" x 9'3"

Tenure

Freehold

Council Tax

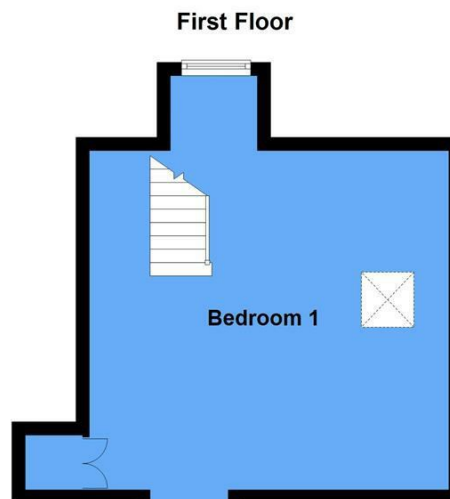
Band C

Services

Unconfirmed main gas, mains electric, mains drains, telephone line.

Agent 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) A		
(81-91) B		
(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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