

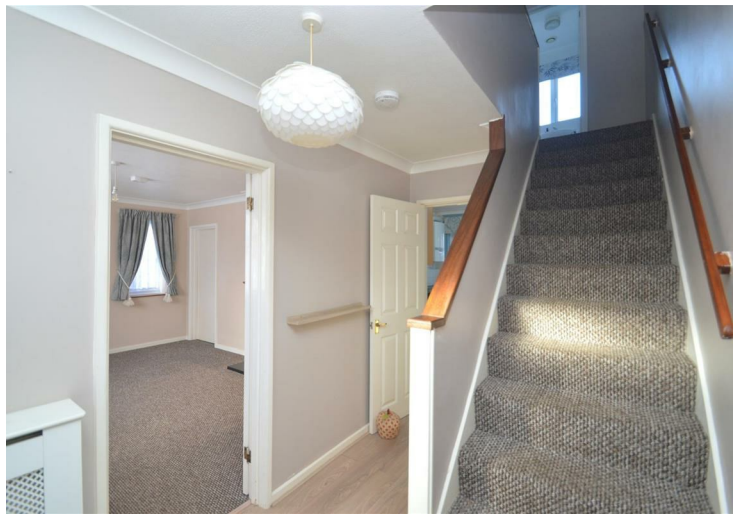
eastcowes@wright-iw.co.uk

wright
estate agency



£220,000

10 Broadsmith Avenue, East Cowes, Isle of Wight, PO32 6QW





Set along the charming Broadsmith Avenue in East Cowes, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three inviting bedrooms provide a perfect sanctuary for rest, while the well-appointed bathroom and kitchen ensures convenience for family living. The utility area and cloakroom wc complete this lovely family home.

One of the standout features of this home is its generous garden, which offers a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, there is potential for off-road parking, a valuable asset in this desirable area.

Situated in close proximity to local schools, this property is perfectly positioned for families with children, making the school run a breeze. The spacious accommodation throughout the house allows for comfortable living, ensuring that every family member has their own space to enjoy.

Being chain-free, this home is ready for you to move in without the usual delays associated with property transactions. This semi-detached house on Broadsmith Avenue is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to make this lovely property your new family 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 a mile away.



Hallway	
Lounge	14'2" x 11'6"
Dining Room	10'5" x 10'1"
Kitchen	10'4" x 10'4"
Utility Room	8'5" x 5'3"
Cloakroom wc	
First Floor	
Bedroom 1	13'7" x 10'11"
Bedroom 2	13'6" x 10'7"
Bedroom 3	9'5" x 7'2"
Bathroom	6'11" x 5'4"

Outside

The property has front, side and rear gardens. The front and side garden are mainly laid to lawn with a selection of mature trees and shrubs. The enclosed rear garden is mainly lawn with several outbuildings for storage, shrubs, patio area and pond.

Council Tax

Band B

Tenure

Freehold - On the vendors information

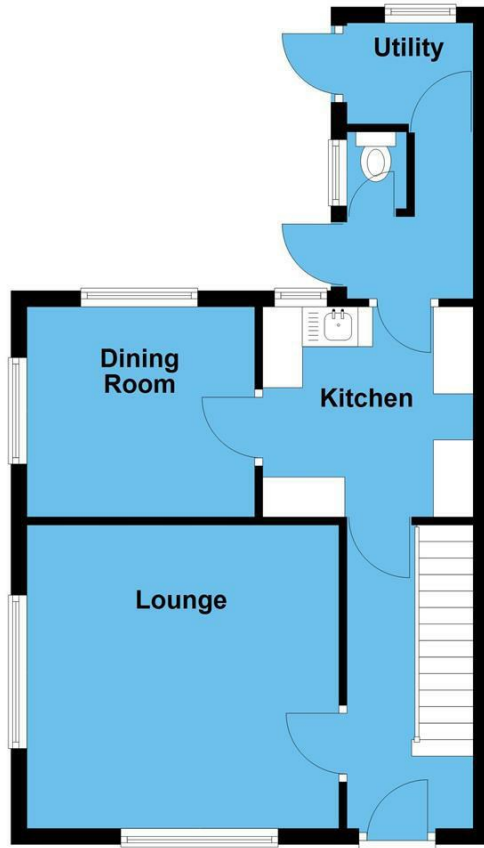
Services

Mains water, drainage, gas and electric

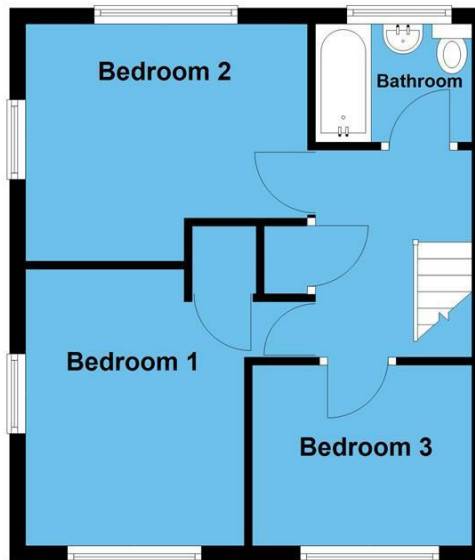
Agents Notes

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85 
(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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