

*Join us in 2020*



*as we celebrate 30 years!*



- 4 Bedrooms
- Grade II Listed
- Kitchen
- Lounge

- Bathroom & Ensuite
- Close to Town
- Allocated Parking
- Chain Free

**2 Frank James, East Cowes, PO32 6DD**

**£280,000**

This grade 11 listed family home is part of the Frank James Hospital Development, the property is light and airy and has many original features inside and retains the same original architecture on the outside. This property is a must to view, with amazing accommodation on offer. The property is within easy walking distance of the town of East Cowes, with its array of shops and local medical centre, also it has the convenience of bus and ferry connections to the mainland. To arrange a viewing please contact The Wright Estate Agency on 01983 28 10 10.



## Accommodation

### Door to Front

### Entrance Hall

Access to all floors with stairs to lower ground and upper floors.

**Lounge/Diner** 18' 4" x 11' 7" (5.594m x 3.540m)  
Cupboard housing boiler.

**Kitchen** 11' 9" x 9' 10" excluding recess  
(3.593m x 2.997m)

Door to Outside.

### Stairs To Lower Ground Floor

**Bedroom 1** 14' 4" x 11' 7" (4.371m x 3.538m)

Door to:

**Ensuite** 7' 7" x 7' 1" (2.313m x 2.159m)

**Bedroom 4** 11' 1" x 10' 4" (3.384m x 3.146m)

### Stairs To First Floor

**Bedroom 2** 11' 8" x 12' 8" (3.559m x 3.873m)

**Bedroom 3** 10' 4" x 11' 2" (3.153m x 3.414m)

**Bathroom** 7' 11" x 5' 11" (2.406m x 1.800m)

### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

### Council Tax



Band TBC



### 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.



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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**Viewing:** Date ..... Time .....