

46 York Avenue East Cowes, PO32 6RU

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CHAIN FREE!! Is this well presented two bedroom semi-detached house, ideally located within easy reach of East Cowes town and mainland & local travel links. The property consists of a lounge, dining room, fitted-kitchen and downstairs shower room. Upstairs are two good-sized bedrooms and a bathroom. Small courtyard garden to the front of the property, to the rear a pleasant enclosed garden and garage. Other benefits include garage with parking, gas central heating and double glazing. This is the perfect home for first time buyers!!

CHAIN FREE

GARAGE

CLOSE TO TOWN & FERRY

2 BEDROOM SEMI DETACHED HOUSE

2 RECEPTION ROOMS

GAS CENTRAL HEATING & DOUBLE GLAZING

3 Langley Court Pyle Street Newport Isle of Wight PO30 1LA Tel: 01983 521212 Fax: 01983 521212 Email: enquiries@redsquirrelpropertyshop.co.uk www.redsquirrelpropertyshop.co.uk

ROOMS

Entrance Hallway

Living Room 10' 6" x 10' 2" (3.20m x 3.11m) LVT Wood effect flooring. Feature fireplace. Double glazed bay window to front aspect. Radiator.

Dining room 10' 6" x 10' 4" (3.20m x 3.15m) Wood effect LVT flooring. Double glazed windows to side and rear aspect. Radiator.

Kitchen $10'2'' \times 5' 11'' (3.10m \times 1.80m)$ Tiled flooring. Fitted-kitchen with sink drainer, gas hob & oven. Double glazed window to side aspect and door leading out to the garden.

Downstairs WC 5' 7" x 5' 10" (1.70m x 1.78m)

First Floor Landing

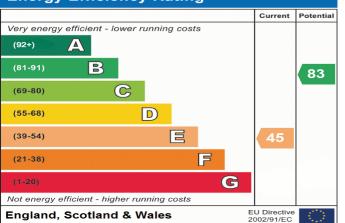
Bedroom 1 10' 7" x 10' 3" (3.22m x 3.12m) Carpet flooring. Double glazed bay window to front aspect. Radiator.

Bedroom 2 10' 10" x 10' 4" (3.30m x 3.15m) Carpet flooring. Double glazed window to rear aspect. Radiator.

Bathroom 10' 4" x 5' 11" (3.15m x 1.80m) Laminate wood effect flooring. Fitted-bath, sink & WC. Double glazed frosted window to rear aspect.

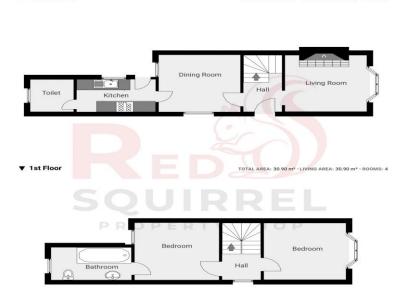


Energy	Efficiency	Deting
⊏nergy	Efficiency	Rating









Project 44

Ground Floor

12 • LIVING AREA: 64.18 m² • FLOORS: 2 • ROOMS: 9

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RED

TOTAL AREA: 33.28 m² · LIVING AREA: 33.28 m² · ROOMS: 5