

## 46 York Avenue East Cowes, PO32 6RU

{prop\_price\_text}



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

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## 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** 

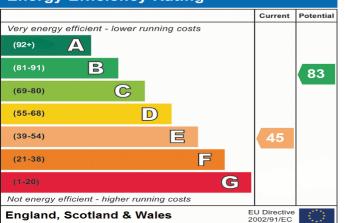
**Bedroom 1** 10' 7" x 10' 3" (3.22m x 3.12m) Carpet flooring. Double glazed bay window to front aspect. Radiator.

**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.

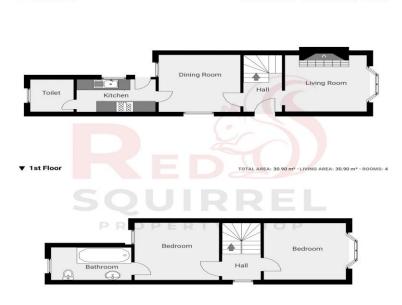


Energy	Efficiency	Deting
⊏nergy	Efficiency	Rating









Project 44

Ground Floor

12 • LIVING AREA: 64.18 m<sup>2</sup> • FLOORS: 2 • ROOMS: 9

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## RED

TOTAL AREA: 33.28 m<sup>2</sup> · LIVING AREA: 33.28 m<sup>2</sup> · ROOMS: 5