



**14 OAK TREE WAY**  
EAST COWES, PO32 6PL

**£285,000**  
FREEHOLD

An extended 3 bedroom semi detached property situated favourably within the town of East Cowes and close to all amenities and mainland routes. Offered as CHAIN FREE.

**W | Williams**  
SALES & LETTINGS

## 14 OAK TREE WAY

- 3 bedroom extended semi detached • Good size rooms • Conservatory • Close to all amenities • CHAIN FREE



The accommodation with approximate measurements

Double glazed door to

### Hallway

Radiator. Cupboard with consumer unit and electric meter. Stairs to first floor. Door to:

**Lounge 7.74 x 3.93. (25'4" x 12'10". )**

Radiator. Under stairs cupboard with storage space and gas meter. Double glazed window to front aspect. Open to:

**Conservatory 4.13 x 2.88 (13'6" x 9'5" )**

Radiator. Brick and double glazed. Double glazed doors to rear aspect and enclosed garden.

**Kitchen 4.23 x 2.21 (13'10" x 7'3" )**

Double glazed windows to rear and side aspect. Double glazed door to side aspect. Matching wall, base and drawer units. Free standing washer/dryer, dishwasher and fridge freezer. Fitted electric double oven. Fitted gas hob with extractor over. Sink and drainer with mixer tap.

**Stairs to first floor**

### Landing

Double glazed window to side aspect. Loft access. Cupboard housing Vaillant boiler.

**Shower room 1.70 x 1.99 (5'6" x 6'6" )**

Shower area with folding screen and curtain. Low level WC. Hand basin. Tiled walls. Heated towel rail. Double glazed window to rear aspect.

**Bedroom 2.86 x 2.60 (9'4" x 8'6" )**

Double glazed window to rear aspect. Built in cupboard. Radiator.

**Bedroom 2.37 x 4.15 (7'9" x 13'7" )**

Fitted wardrobes and overhead storage. Additional wardrobe. Radiator. Double glazed window to front aspect.

**Bedroom 2.81 x 2.20 (9'2" x 7'2" )**

Double glazed window to front aspect. Radiator. Fitted wardrobes with mirror doors. Additional fitted cupboard.

### Outside

Garage : Double doors. Power.

Rear Garden: Fully enclosed, mainly laid to lawn. Mature planting.

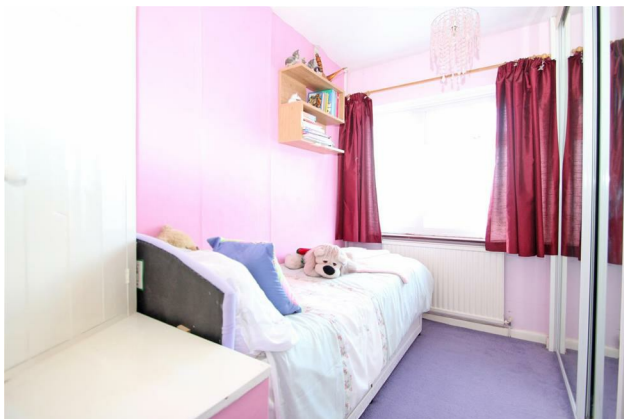
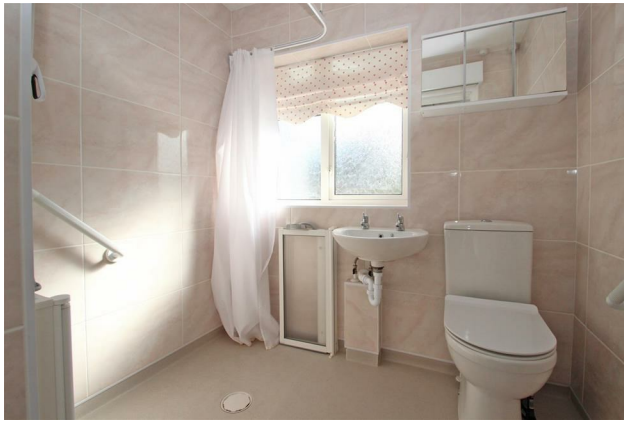
Front: Parking.

### Additional Information

Council Tax band: "C"

EPC: tbc





# 14 OAK TREE WAY





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements