



## 70 GREENLANDS ROAD EAST COWES, PO32 6HT

£300,000  
FREEHOLD

This detached home offers 4 bedrooms a quiet location and is just perfect for those seeking a peaceful retreat. It has potential with modernisation to become a beautiful home and is the ideal property to tailor your tastes and preferences to. Offered as CHAIN FREE for a smooth transaction.

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# 70 GREENLANDS ROAD

- 4 bedroom detached chalet
- Good size rooms
- Large garage
- Quiet position
- CHAIN FREE



## The accommodation with approximate measurements

### Door to

### Porch

Good size porch with hanging and storage space. Door to:

### Hallway

Large open entrance area. Window to front aspect. Under stairs storage. Stairs to first floor. Doors to:

### Lounge 16'9" x 10'5"

Double glazed window to front aspect. Radiator.

### Kitchen 16'4" x 8'4"

Fitted with wall, floor and drawer units. Stainless steel sink and drainer. Space for all utilities. Open to:

### Sun Room 16'6" x 9'7"

Part brick and double glazed. Two radiators. Double glazed door to easily maintained garden.

### Utility room 8'2" x 5'3"

Space and plumbing for washing machine. Door to:

### Bedroom 4 / Office 10'10" x 8'0"

Double glazed window to front aspect. Radiator. Wall hung Vaillant boiler.

### Cloakroom

Low level WC. Hand basin. Radiator.

### Bedroom 3 11'1" x 9'11"

Double glazed window to rear aspect. Radiator.

## Stairs to first floor

### Landing

Loft access. Doors to:

### Bedroom 1 17'10" x 11'8"

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

### Bedroom 2 11'8" x 10'1"

Double glazed window to rear aspect. Radiator. Eaves storage.

### Bathroom

Bath. Low level WC. Hand basin with vanity storage. Radiator. Double glazed window to rear aspect.

### Outside

Front: Ample parking for several cars. Outside tap.

Garage: 9.20 x 2.35 Double doors. Power and light. Door to rear aspect and garden

Rear: Easily maintained. Raised pond. Patio area. Outside tap.

### Additional Information

Council tax band: "D"





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TOTAL FLOOR AREA : 1704 sq.ft. (158.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	83	55

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

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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