



£129,950

25 CLARENCE ROAD, EAST COWES, ISLE OF WIGHT, PO32 6EP

- Chain Free!
- Beautifully Presented
- Two Bedrooms
- Large Stylish Kitchen/Diner
- Close to Waitrose & Ferry

Hose  
Rhodes  
Dickson







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A beautifully presented home just a short walk to Waitrose and Red Funnel car ferry to Southampton. Bus routes, chain ferry, cafes and other amenities are all just a stroll away making this a conveniently situated holiday home, commuter base or main home. For sailing enthusiasts, the marinas and seafront are also a level walk from the property.

#### BATHROOM

Suite comprising of a bath, separate shower enclosure, wc and wash hand basin set on vanity unit with storage beneath.

#### HEATING

A gas fired boiler located in the kitchen provides domestic hot water and heating via radiators.

#### TENURE

The property has the remainder of a nine hundred year lease. Peppercorn ground rent, not specified.

Council Tax Band: B



This spacious maisonette occupies two floors and is gas centrally heated with accommodation comprising of entrance hall, lounge, large kitchen/dining room, two double bedrooms and modern bathroom with separate shower cubicle.

The property is being offered for sale with NO ONWARD CHAIN!

#### LOUNGE

14' 4" x 12' 1" (4.37m x 3.68m)

Large walk in storage cupboard. Focal fireplace with inset gas fire.

#### KITCHEN/DINER

14' 4" x 9' 2" (4.37m x 2.79m)

A sociable room with ample space for a dining table. The modern kitchen has white gloss units and wooden work surfaces with integrated appliances including a dishwasher, washer/drier, fridge, freezer, oven, hob and extractor hood.

#### BEDROOM

14' 0" x 11' 0" (4.27m x 3.35m)

A double room.

#### BEDROOM

14' 0" x 9' 2" (4.27m x 2.79m)

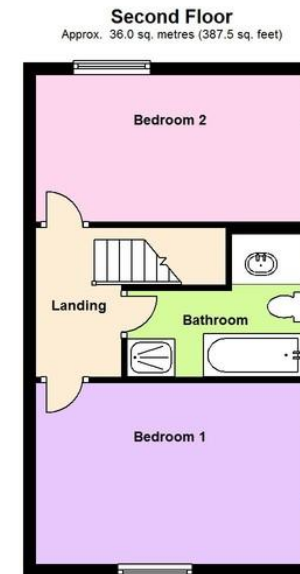
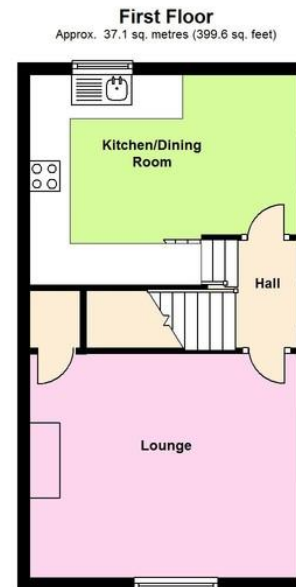
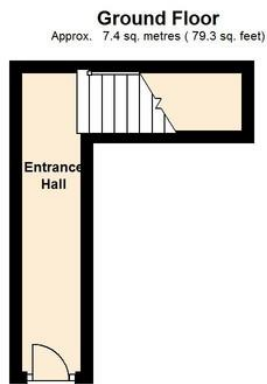
A double room.



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears

Call Jon on 01983 529944

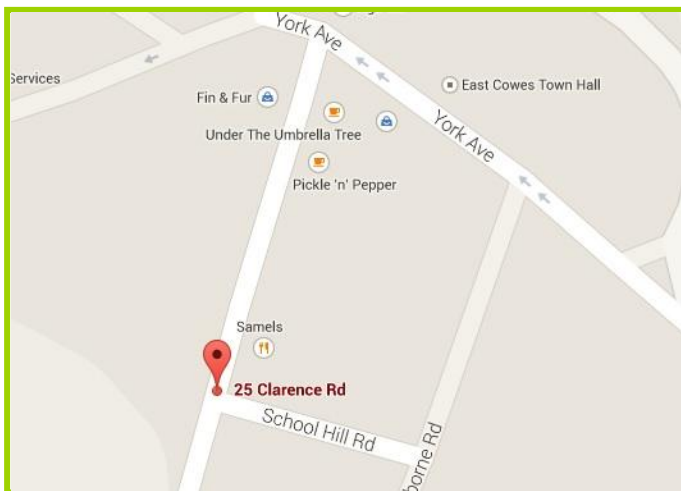
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 80.5 sq. metres (866.4 sq. feet)

## Where to find the property

25 Clarence Road, East Cowes, Isle Of Wight, PO32 6EP



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

**Call our Cowes office to arrange a viewing**  
**01983 294714 or email [cowes@hrdiw.co.uk](mailto:cowes@hrdiw.co.uk)**

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | Freshwater 759989

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Friendly service and local knowledge

**Hose  
Rhodes  
Dickson**