

eastcowes@wright-iw.co.uk

wright  
estate agency



**£209,995**

14 Naval Terrace, East Cowes, Isle of Wight, PO32 6GP





Set in the charming area of Naval Terrace, East Cowes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples seeking a comfortable living space. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The modern kitchen, cloakroom and modern bathroom ensures convenience and comfort for its residents.

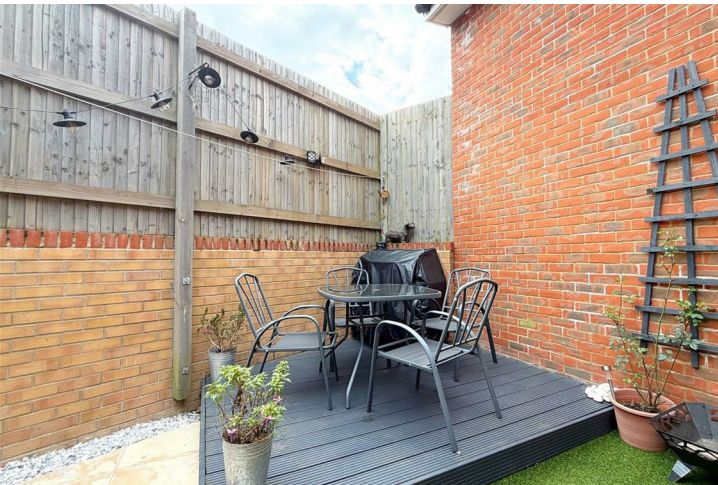
One of the standout attributes of this property is the off-road parking, providing a secure space for one vehicle, a valuable asset in this popular location.

The low-maintenance garden is a lovely addition, offering a private outdoor space to enjoy without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying their home rather than tending to it.

Situated in a sought-after area, the property is conveniently located near local schools, making it an excellent choice for families. The well-presented interiors reflect a sense of care and attention, allowing potential buyers to move in with ease.

In summary, this mid-terrace house on Naval Terrace is a fantastic opportunity for anyone looking to enter the property market in East Cowes. With its desirable location, practical features, and charming presentation, it is sure to attract interest from a variety of buyers.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under a mile away.



### Hallway

### Cloakroom wc

Open plan living area 16'9" x 16'7"

### First Floor - Landing

Bedroom 1 11'1" x 8'5"

### Bedroom 2

### Shower room

### Outside

The enclosed rear garden is of good size and is finished in a low maintenance style. There is a patio area, decked area and artificial lawn.

### Parking

To the front of the property there is an allocated parking space.

### Tenure

Freehold

### Council Tax

Band B

### Additional Information

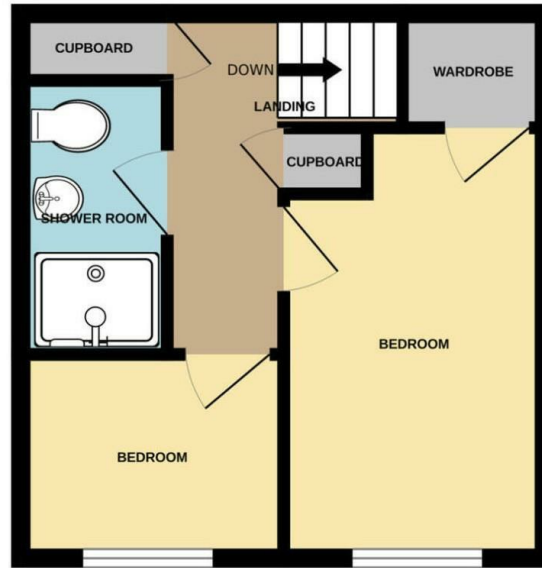
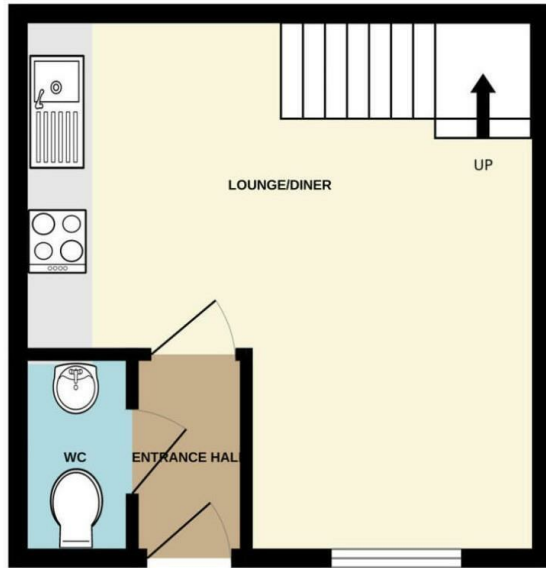
Greenbelt communal area charge £300 per annum.

### Services

Mains water, drainage, gas, water and electric

### Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>82</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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