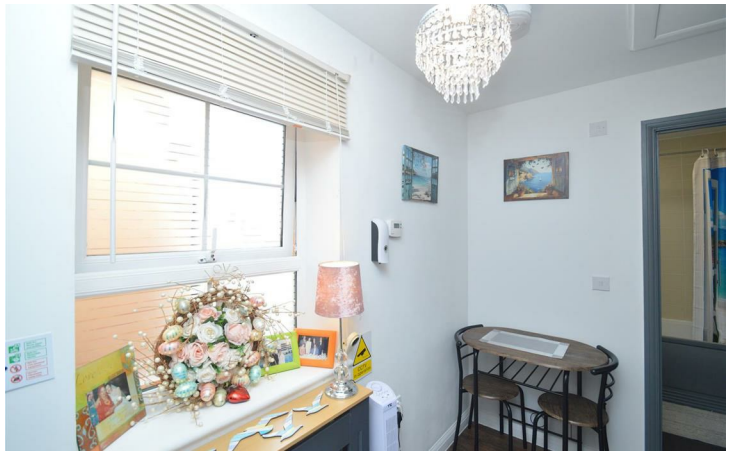
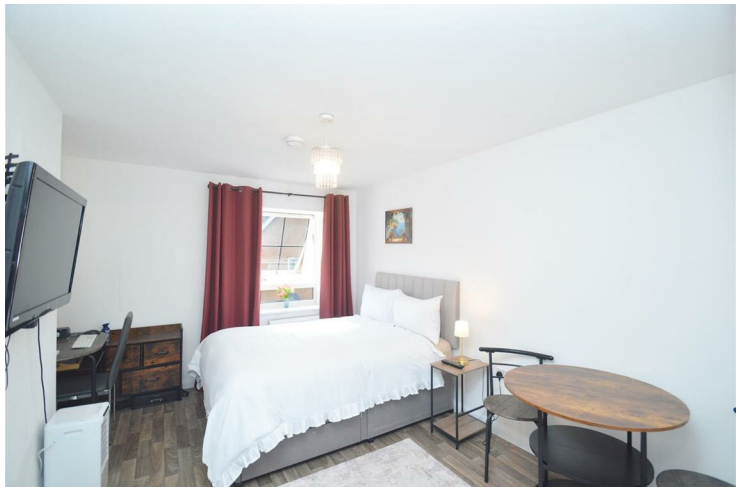
eastcowes@wright-iw.co.uk

wright
estate agency

£170,000

18 St. Wilfred Drive, East Cowes, Isle of Wight, PO32 6GQ





A great opportunity to acquire this well presented and deceptively spacious freehold coach house located within a popular location making it an ideal first time or investment buy.

The accommodation is light and airy and has been altered to provide entrance hall, two double bedrooms, lounge area, separate kitchen and bathroom wc. The addition of the stud wall to create the seperate lounge could be converted back to the original design of spacious lounge/ diner open to the kitchen area. The current owner has successfully let rooms via Booking.com. The property has additional attributes that include double glazing, gas central heating and an allocated parking space.

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.

Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing.

Private Entrance	
Hallway	
Stairs to First Floor	
Bedroom 1	11'10" x 10'7"
Bedroom 2	11'3" x 13'5"
Bathroom	6'6" x 5'10"
Kitchen	17'8" x 8'0"
Lounge	11'10" x 8'11"

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

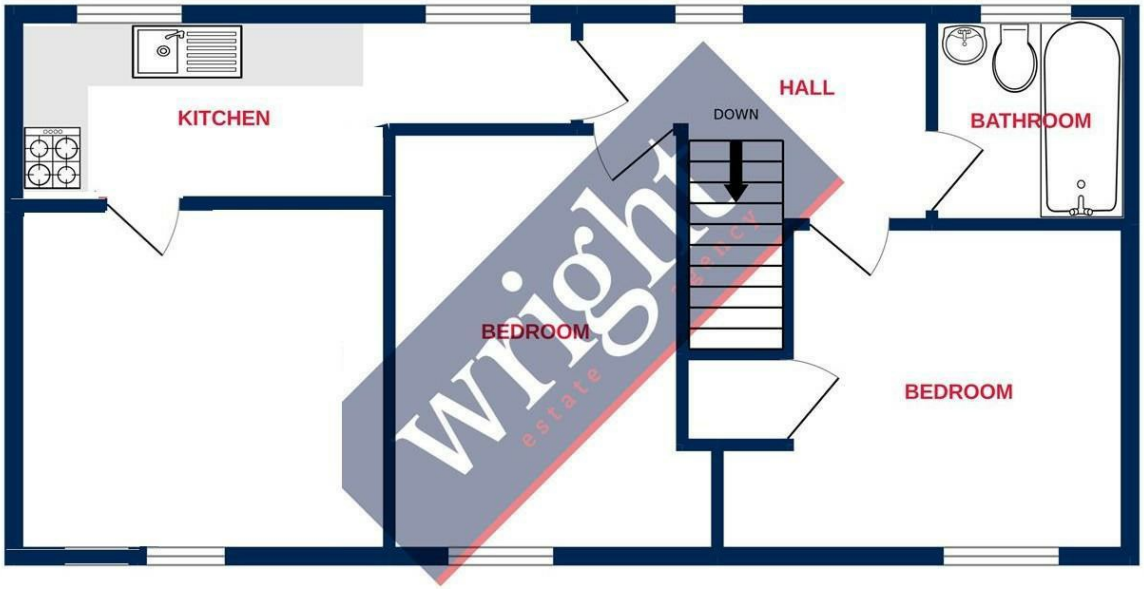
Council Tax
BAND B

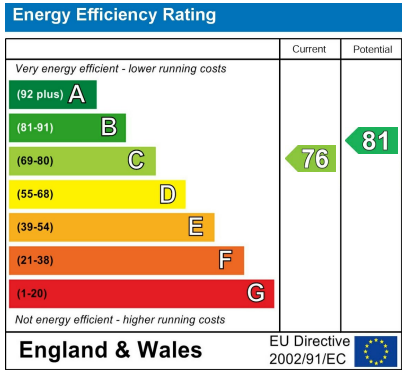
Tenure
Freehold

Additional Information
Greenbelt Charge - £252 per annum (£21.00 a month)

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.





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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