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wright
estate agency



£210,000

28 Orchard Road, East Cowes, Isle of Wight, PO32 6DT





Set on the charming Orchard Road in East Cowes with ample on street parking, this delightful end of terrace house presents an excellent opportunity for first-time buyers and families alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, while the well-presented interiors create a warm and welcoming atmosphere throughout.

The property boasts a well-maintained bathroom and kitchen, ensuring convenience for daily routines. One of the standout features of this home is the lovely rear garden, providing a serene outdoor space for relaxation, gardening, or entertaining. It is an ideal setting for children to play and for families to enjoy the fresh air.

Situated in a prime location, this home is conveniently close to local schools, making it an excellent choice for families with children. Additionally, the nearby recreational ground offers a variety of outdoor activities, enhancing the appeal of this wonderful neighbourhood.

Overall, this property is a perfect blend of comfort, convenience, and charm, making it an ideal family home. Don't miss the chance to make this lovely property your own.

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 half a mile away.



Hall	
Lounge	12'7" x 12'0" into bay
Kitchen/ Diner	12'0" x 10'5"
Utility Area	6'11" x 3'6"
Bathroom	
First floor - Landing	
Bedroom 1	12'0" x 10'4"
Bedroom 2	10'5" x 9'3"
Bedroom 3	10'9" x 6'11"

Outside
The lovely rear garden, provides a serene outdoor space for relaxation, gardening, or entertaining. It is an ideal setting for children to play and for families to enjoy the fresh air. The garden is mainly laid to lawn with a good selection of shrubs, outside storage cupboard and gated access to the side.

Tenure
Freehold

Council Tax
Band B

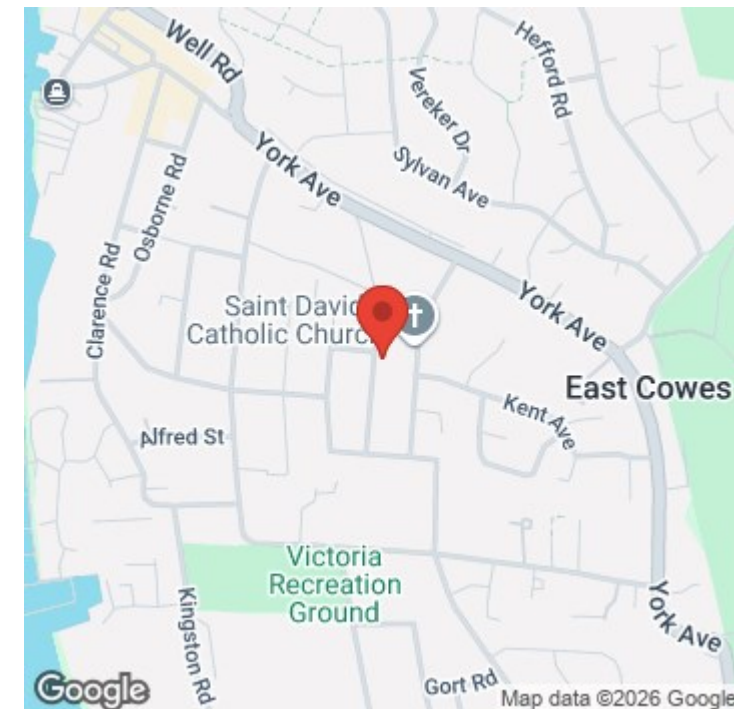
Services
Confirmed water, electric, gas and drainage

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.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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 for 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		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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