



Trigghomes.

**£210,000 Freehold**

## East Cowes, Isle of Wight



- **3 Bedroom Victorian Home**
- **Large Rear Garden**
- **Walking Distance of the Town and Marina**
- **Spacious Kitchen/Diner**
- **Chain Free**



Call 01983-525710 to view this home, or visit [www.triggiow.co.uk](http://www.triggiow.co.uk) for more details.



## About the property

This attractive three-bedroom semi-detached Victorian home boasts excellent kerb appeal and is ideally positioned within walking distance of East Cowes High Street, the marina and an array of popular shops, bars and cafés, including the much-loved Lifeboat pub & Waitrose.

The well-presented accommodation begins with a charming bay-fronted lounge, providing a bright and welcoming living space. To the rear, the heart of the home is a large and sociable kitchen/diner, perfect for family life and entertaining. The ground floor is further complemented by an additional bathroom and a conservatory, which enjoys pleasant views over the long and well-proportioned rear garden. The garden is a real highlight, offering generous outdoor space and featuring a greenhouse, ideal for keen gardeners.

Upstairs, the property offers three well-sized bedrooms along with a convenient WC, making it a practical and comfortable home for families or those seeking extra space.

Offered to the market chain-free, this property is superbly located for commuters, with the Red Funnel ferry to Southampton just around the corner, providing excellent mainland connections. Combining period charm, generous accommodation and a highly convenient location, this is a fantastic opportunity not to be missed.

Local Authority - Isle of Wight Council  
Council Tax Band - B  
Tenure - Freehold

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 12' x 11'

Kitchen/Diner 15'2 x 11'

Bathroom

Conservatory 11' x 8'3

### FIRST FLOOR

Landing

Master Bedroom 12' x 11'

Separate WC

Bedroom 3 11' x 9'

Bedroom 2 11' x 9'4

### OUTSIDE

Front Garden

Side Access

Rear Garden

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**triggio.co.uk**

### Energy Efficiency Rating

