eastcowes@wright-iw.co.uk

wright
estate agency

£195,000

35 Orchard Road, East Cowes, Isle of Wight, PO32 6DU

No.1
No.2
No.3

Located on the charming Orchard Road in East Cowes, this delightful terraced house presents an excellent opportunity for first-time buyers. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household's needs. The kitchen with access to the garden completes this winderful home.

This home is well presented, showcasing a blend of modern living and traditional charm. The good-sized garden is a standout feature, perfect for enjoying the outdoors, whether for gardening, play, or simply unwinding in the fresh air.

Situated within walking distance to the town centre and the picturesque seafront, residents will appreciate the convenience of local amenities, shops, and recreational grounds nearby. Additionally, the proximity to schools makes this property an ideal choice for families.

In summary, this terraced house on Orchard Road is a wonderful opportunity for those looking to step onto the property ladder in a vibrant community, offering both comfort and convenience in a sought-after location.

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.

Lounge	11'11" x 10'11"
Dining Room	11'11" x 10'11"
Kitchen	9'11" x 7'4"
Stairs to	
Landing	
1st Bedroom	11'11" x 10'11"
2nd Bedroom	10'11" x 7'1"
Bathroom	9'10" x 7'5"

Garden
Private rear garden, fully enclosed with fencing, timber summer house, decorative shingle, shrubs, gated rear access.

Services
Unconfirmed mains gas, electric, drains, water and telephone line

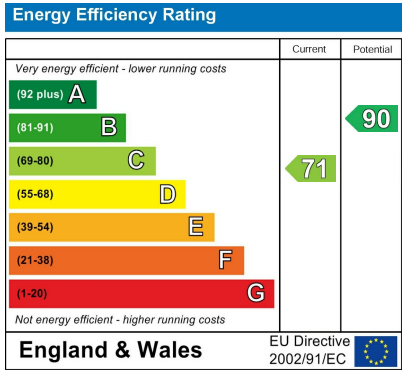
Tenure
Freehold

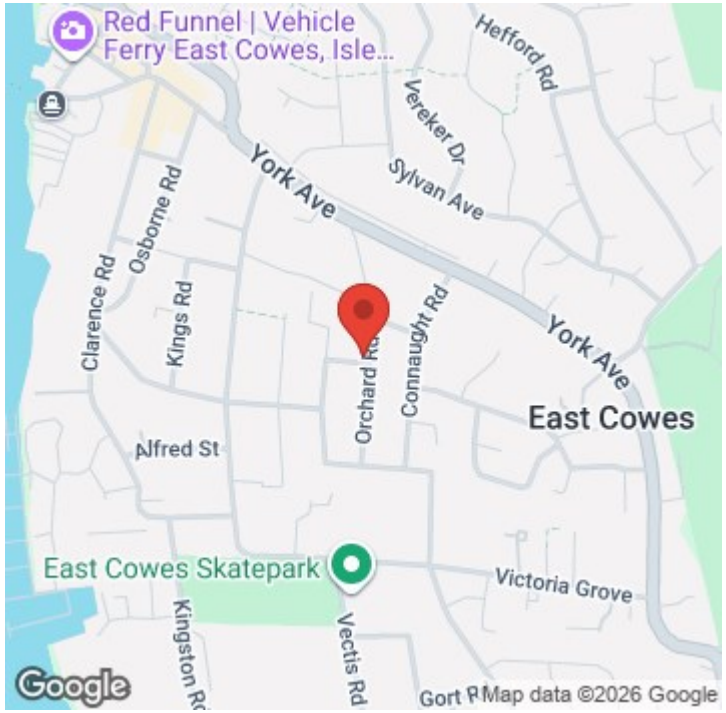
Council Tax
Band B - Please contact the Isle of Wight Council for further information.

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

Ground Floor First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





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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