

eastcowes@wright-iw.co.uk

wright
estate agency



Offers In Excess Of £200,000

13 Consort Gardens, East Cowes, Isle of Wight, PO32 6FT





Nestled in the charming Consort Gardens of East Cowes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers, investors, or those seeking a convenient lock-up-and-leave property. With two well-proportioned bedrooms, modern kitchen, bathroom, ground floor toilet and a comfortable reception room, this home offers a warm and inviting atmosphere, perfect for relaxation and entertaining.

The property boasts a well-sized garden, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the allocated parking for one vehicle ensures that you have a secure and convenient place to park. Owned solar panels completes this wonderful home.

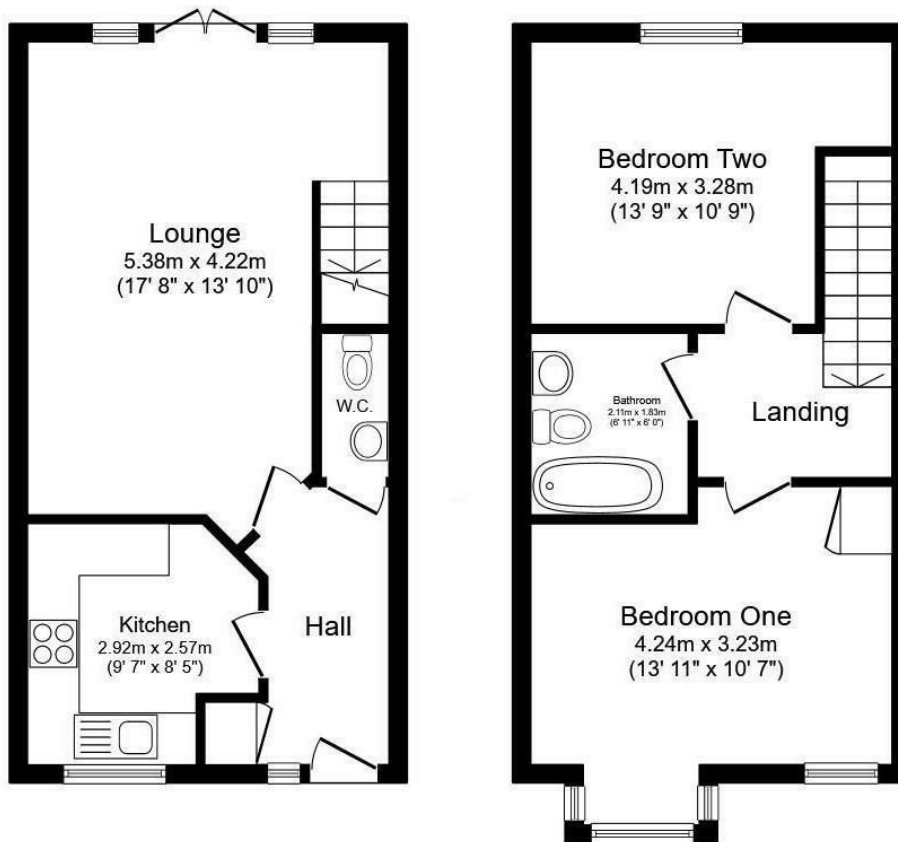
Situated in a popular cul-de-sac location, this home is ideally positioned close to essential amenities, including a Waitrose supermarket and a local doctor's surgery, making daily life both easy and enjoyable. The nearby seafront offers picturesque views and leisurely walks, enhancing the appeal of this lovely area.

This property is not only a wonderful place to live but also represents a sound investment opportunity in a sought-after location. With its blend of comfort, convenience, and charm, this mid-terrace house in East Cowes is sure to attract interest. Do not miss the chance to make it your own.

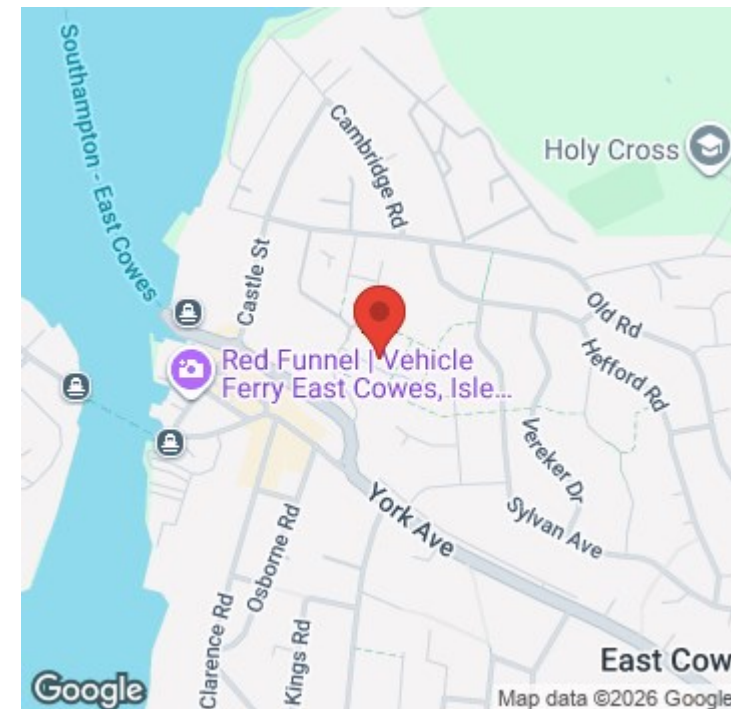
The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely 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.



Hallway	
Lounge	17'7" x 13'10"
Kitchen	9'6" x 8'5"
Cloakroom wc	
First floor - landing	
Bedroom 1	13'10" x 10'7"
Bedroom 2	13'8" x 10'9"
Bathroom	6'11" x 6'0"
Outside	The rear garden is a good size and mainly laid to lawn. There is a timber shed, patio area and gated access to the rear.
Parking	There is 1 allocated parking space located at the front of the property.
Tenure	Freehold
Council Tax	Band B
Services	Mains water, drainage, electric and gas. The property also has owned solar panels.
Additional Information	ERMC communal area charge - £320.00 per year.
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) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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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