eastcowes@wright-iw.co.uk

wright
estate agency

£210,000

5A Pumphouse Lane, East Cowes, Isle of Wight, PO32 6FJ

GIVE IT
A REST

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dream

Located in the tranquil and sought-after cul-de-sac of Pumphouse Lane, East Cowes, this charming two-bedroom house presents an ideal opportunity for first-time buyers. The property boasts a well-designed layout with immaculate living space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The modern kitchen and cloakroom wc complete the ground floor. The two double bedrooms offer comfortable accommodation, while the bathroom is conveniently located to serve the household. The property is in excellent condition throughout, ensuring that you can move in with ease and enjoy your new home from day one.

One of the standout features of this property is the off-road parking, which accommodates up to two vehicles, a rare find in such a desirable location. The rear garden is low maintenance with ample seating areas. The surrounding area is family-friendly, with schools and recreational grounds just a short distance away, making it an excellent choice for those with children or anyone who enjoys outdoor activities.

This delightful house combines modern living with a peaceful setting, making it a perfect first-time buy. With its immaculate condition and convenient amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Hallway	
Cloakroom wc	
Lounge/ diner	13'1" x 12'5"
Kitchen	12'0" x 6'3"
First Floor -Landing	
Bedroom 1	13'1" x 9'10"
Bedroom 2	13'1" x 7'6" (13'1" x 7'5")
Bathroom	6'9" x 6'3" (6'10" x 6'4")

Parking
To the front of the property there is a driveway providing off road parking for 2 cars.

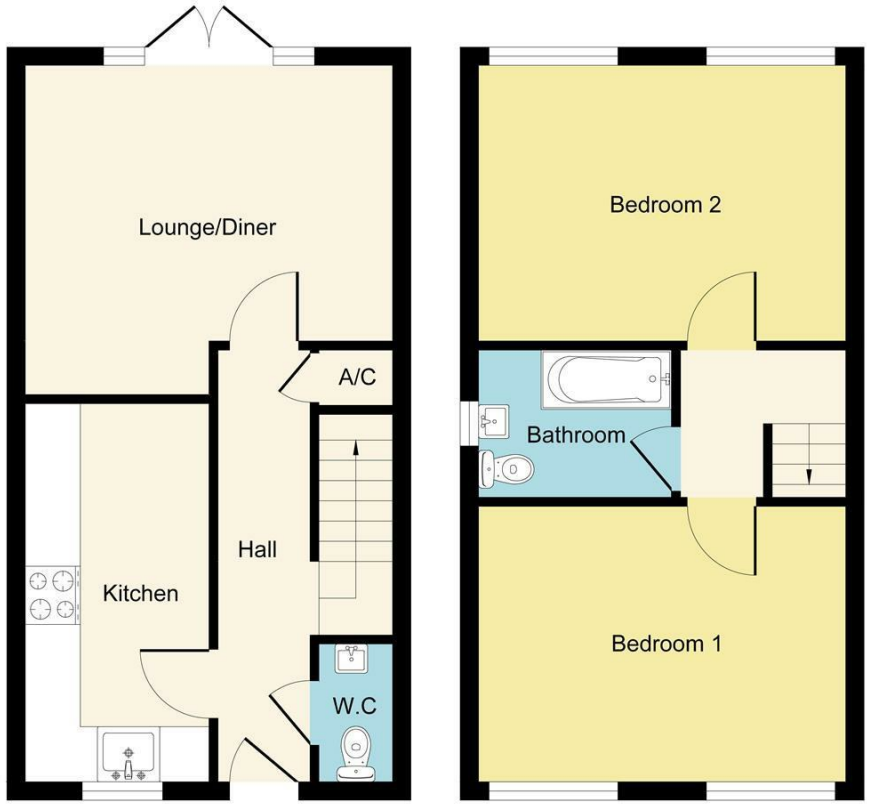
Outside
The enclosed rear garden is low maintenance with patio area, shingle and gated access to the side..

Council Tax
Band B

Tenure
Freehold

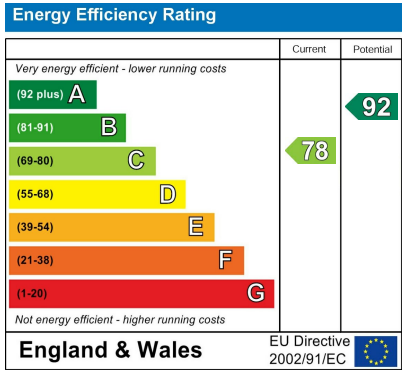
Services
Mains water, drainage, gas and electric

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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