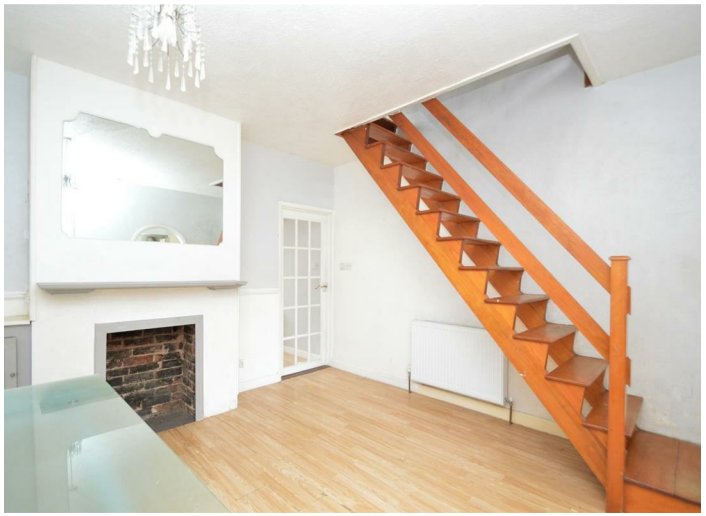
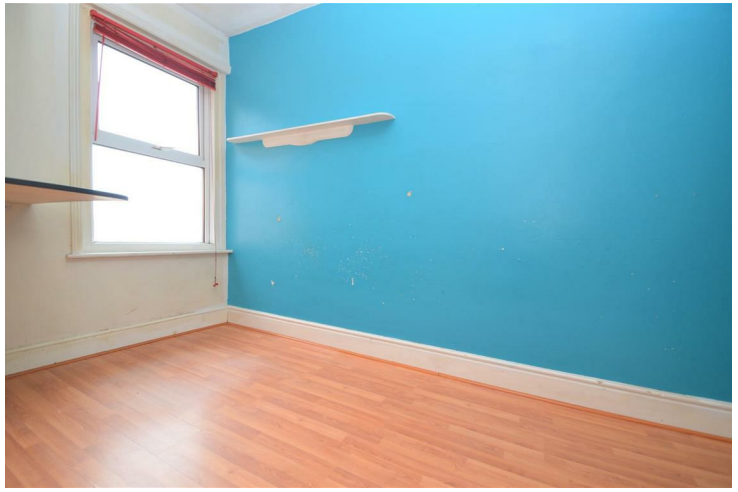
eastcowes@wright-iw.co.uk

wright estate agency

Offers In Excess Of £185,000

38 St. Davids Road, East Cowes, Isle Of Wight, PO32 6ED





This end of terrace home is in need of some modernisation and is situated in a popular location. It is within walking distance of East Cowes town centre and seafront and would ideally suit a first time buyer or investor.

The accommodation comprises of lounge, separate dining room, kitchen with a door leading to the bathroom and three bedrooms. Additional attributes include gas central heating, rear garden and a new roof fitted within the last 5 years. This delightful home is offered chain free.

East Cowes has an array of shops including Waitrose supermarket, medical centre and Esplanade with childrens play and splash parks. For more information or to arrange an internal viewing, please contact The Wright Estate Agency on 01983 281010.

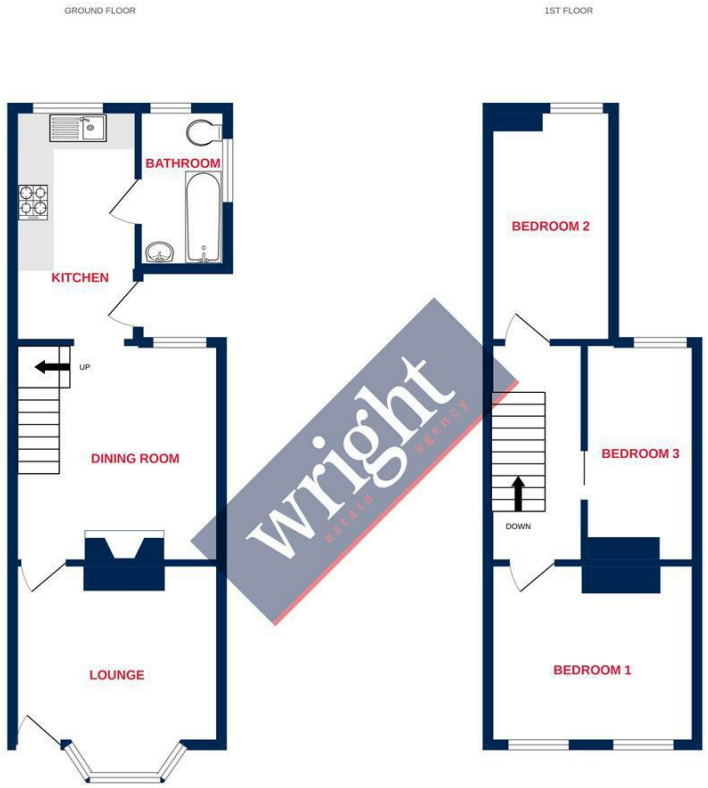
Lounge	14'5" x 11'5"
Dining Room	12'0" x 11'6"
Kitchen	12'5" x 6'10"
Bathroom	8'11" x 3'9"
Bedroom 1	11'11" x 11'6"
Bedroom 2	10'9" x 7'1"
Bedroom 3	10'9" x 6'3"

Outside
The rear garden is mainly laid to lawn and in need of some landscaping. Gated right of way.

Council Tax
BAND B

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note
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.



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 by 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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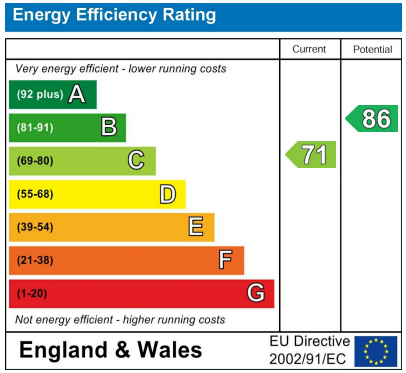

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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