

eastcoves@wright-iw.co.uk

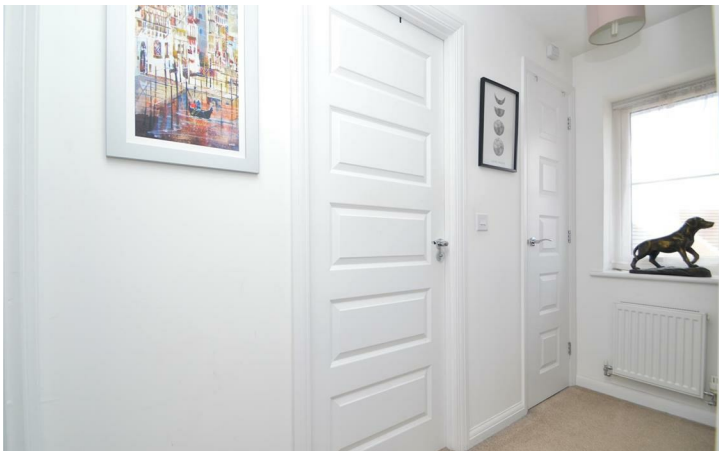
wright
estate agency



£179,950

5 Cromwell Avenue, East Cowes, Isle of Wight, PO32 6GD





Situated in the popular Hawthorne Meadows estate and close to Queens Gate Primary school is this beautifully presented two bedroom end of terrace family home, ideal for someone who is looking to move straight into their new home.

The accommodation comprises of an entrance hallway, cloakroom WC, open plan lounge kitchen/ diner with door opening out into the garden. The kitchen has a modern range of white units and a central breakfast bar making it an ideal dining area. The first floor comprises two bedrooms and modern shower room. Additional benefits include allocated parking, enclosed low maintenance rear garden and the remainder of the NHBC guarantee.

This is a great opportunity to acquire a lovely home in the coastal resort of East Cowes, which 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.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.

Hallway

Lounge / Kitchen

16'7" x 16'6"

Bedroom 1

13'1" x 8'5"

Bedroom 2

7'10" x 6'11"

Shower Room

6'10" x 4'5"

Outside

The enclosed rear garden is low maintenance and benefits from gated access to the rear leading to the allocated parking.

Additional Information

Greenbelt Charge - £200 per annum

Council Tax

Services

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

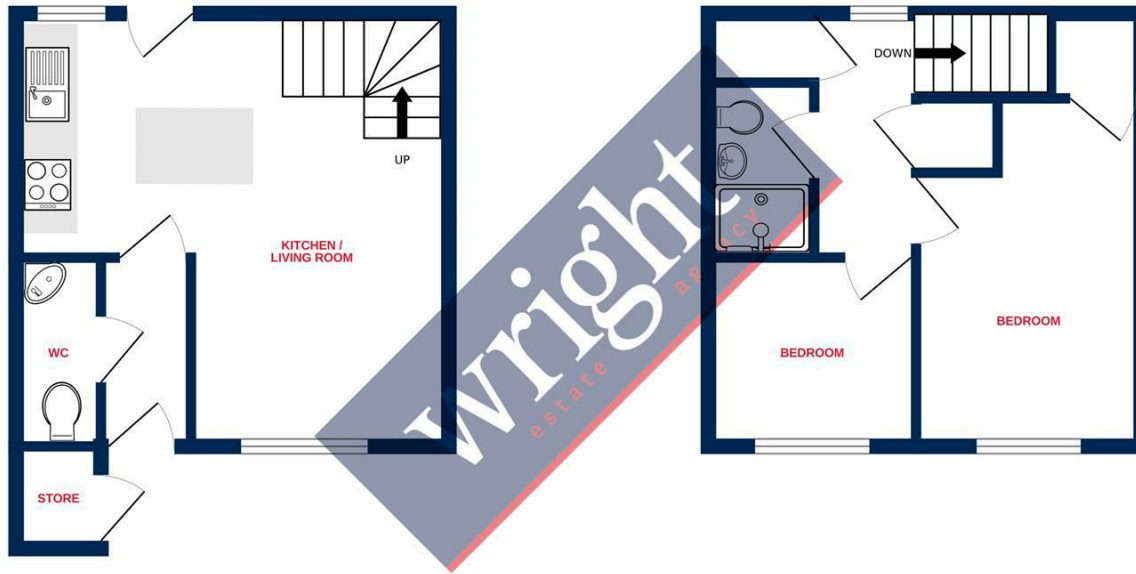
Agent Notes

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.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(69-80) C			
(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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