



**£135,000**

26 Birch Close, East Cowes, Isle of Wight, PO32 6QT



This two bedroom end of terrace over 55's retirement bungalow is well presented and is set in a desirable Cul-De-Sac location. The asking price represents 70% of agreed full market value with ELM Group being the Freeholder. A monthly service charge of £146.91 is payable which includes 24 hours emergency call system, building insurance, windows cleaned and communal gardens maintained.

Briefly, the bungalow comprises of two bedrooms, lounge/diner, kitchen and shower room, other benefits include communal gardens, double glazing. and parking on a first come first served basis.

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

Hallway	
Lounge	15'10" x 10'2"
Bedroom 1	9'3" x 8'2"
Bedroom 2	12'5" x 9'9"
Kitchen	10'7" x 8'11"
Shower Room	6'9" x 5'6"

**Outside**  
The rear communal garden is mainly laid to lawn with shrubs and timber shed.

**Additional Information**  
Service Charge - £146.91

**Council Tax**  
Band C

**Services**  
Unconfirmed 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

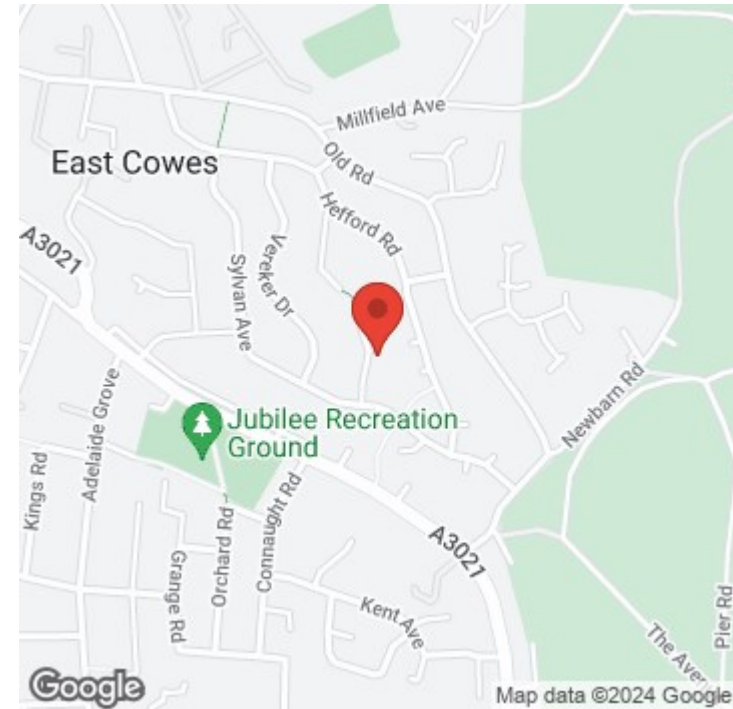


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**wright**  
 estate agency