



**£244,995**

57 Albert Way, East Cowes, Isle of Wight, PO32 6GA





This very well presented end of terrace family home is situated on the popular Hawthorn Meadows estate and boasts a large garage, off road parking and within walking distance of Queensgate Primary School.

This modern home comprises of a welcoming hallway, cloakroom WC, lounge/ dining area with full height glazed bay with French doors that open out into the garden, smart kitchen with ample units and integral Neff self cleaning oven with slide and hide door, three bedrooms and family bathroom. Additional attributes include the remainder of the NHBC guarantee, beautiful rear garden with various shrubs, patio area, lawn area and gated access leading to the garage and off road parking.



This is a good opportunity to acquire a lovely family 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.



#### Double Glazed Door to Front

Entrance Hall

Kitchen 9'8" x 6'9"

Lounge / Diner 19'1" x 13'10"

Downstairs W/C 5'6" x 2'11"

Bedroom 1 13'10" x 9'4"

Bedroom 2 9'6" x 7'8"

Bedroom 3 9'4" x 5'10"

Bathroom 7'1" x 5'6"

#### Outside

The rear garden has been landscaped and comprises a sunny patio area, lawn area and an area laid to shrubs and wild flowers. There is also gated access to the rear leading to the off road parking and garage.

#### Additional Information

Greenbelt Charge - £200 per annum

#### Council Tax

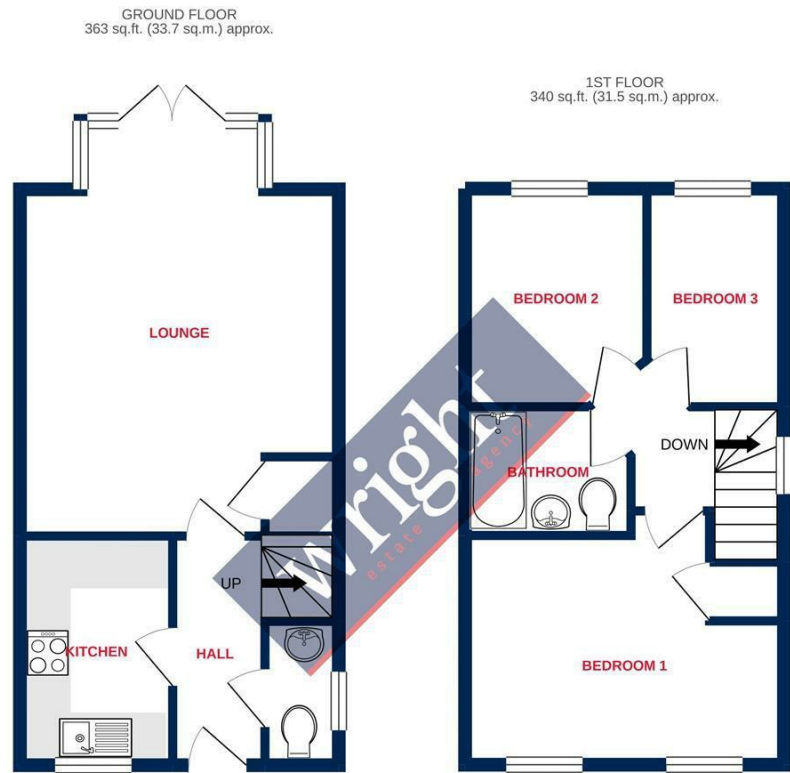
Band C

#### 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.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	



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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