

eastcoves@wright-iw.co.uk

wright
estate agency



Offers In Excess Of £180,000

68 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD





This end of terrace house is situated within the popular Adelaide Grove and boasts a good size garden. The property requires complete modernisation but has the potential to be a fantastic family home. Chain Free

Arranged over three floors the accommodation comprises of a welcoming hallway, three bedrooms, two reception rooms, very basic kitchen and bathroom wc. Additional features include double glazing and a good size garden with air raid shelter.

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 Southampton is located under a mile away.

Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing



Hallway	
Lounge	13'8" x 10'0"
Dining Room	11'7" x 10'0"
Stairs Leading Up to:	
Bedroom 1	12'11" x 11'9"
Bedroom 2	11'6" x 6'3"
Bathroom	8'11" x 6'3"
Stairs Leading Down to:	
Kitchen	11'9" x 12'10"
Lounge	13'3" x 11'6"


Outside
Top the front of the property there is a small garden with mature shrubs and ornate tiled path leading to the front door. The rear garden is a good size and mainly laid to lawn. There is also a air raid shelter which doubles up as a handy store room.

Council Tax
Band B

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	19	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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