



£189,950

24 Minerva Road, East Cowes, Isle of Wight, PO32 6HD





This mid terrace home is situated in a popular location close to East Cowes town centre, recreational ground and local schools. This lovely home is an ideal first time buy or investment purchase and is conveniently located for anyone commuting to Southampton via the Red Funnel ferry link. Chain Free

The home comprises of a welcoming entrance hall, lounge with storage and access to the rear garden, kitchen, two bedrooms and family bathroom wc. Other benefits include an enclosed rear garden and allocated parking.

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.

For more information or to arrange an internal viewing, please contact The Wright Estate Agency on 01983 281010.

Hallway

Kitchen

Lounge

Bedroom 1

Bedroom 2

Bathroom

5'8" x 11'2"

11'8" x 13'0"

11'8" x 8'10"

11'8" x 7'11"

6'11" x 5'6"

Outside

To the front of the property there is a small garden mainly laid to shingle. The enclosed rear garden is low maintenance and has a timber shed with power and gated access leading to the allocated parking.

Council Tax

Band B

Services

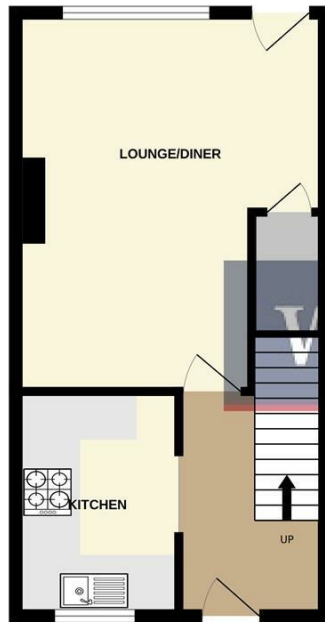
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

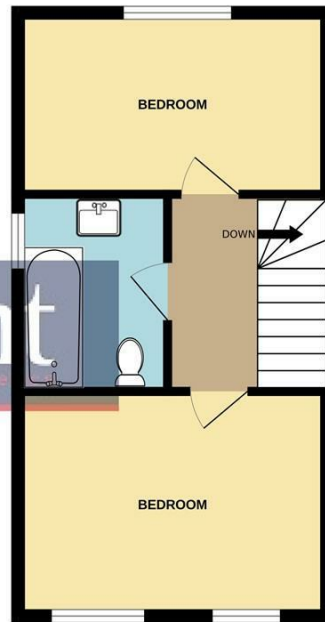
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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