



**£192,500**

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





This end of terrace home is situated in a tucked away location with a small front garden that is open to the recreational ground making it an ideal family home. This lovely property is a great first time buy or investment purchase and is conveniently located for anyone wanting close proximity to the town and mainland ferry connection.

The accommodation comprises of a entrance porch, lounge with access to the small front garden which is open to the recreational ground, good size kitchen, utility area, three bedrooms and family bathroom wc. Other benefits include an enclosed rear garden, double glazing and gas central heating.

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	13'6" x 10'10"
Utility Room	6'10" x 3'11"
Lounge	14'4" x 13'7"
Bathroom	6'6" x 5'6"
Bedroom 1	13'6" x 10'11"
Bedroom 2	10'11" x 9'8"
Bedroom 3	10'2" x 6'11"

#### Outside

To the rear of the property there is a low maintenance garden that has access leading to Minerva and Kingston Road. To the front of the property there is a small seating area that has the benefit of overlooking the recreational ground making it the perfect extension of your family garden.

**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.





TOTAL FLOOR AREA: 908 sq.ft. (84.4 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 here 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			82
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency