

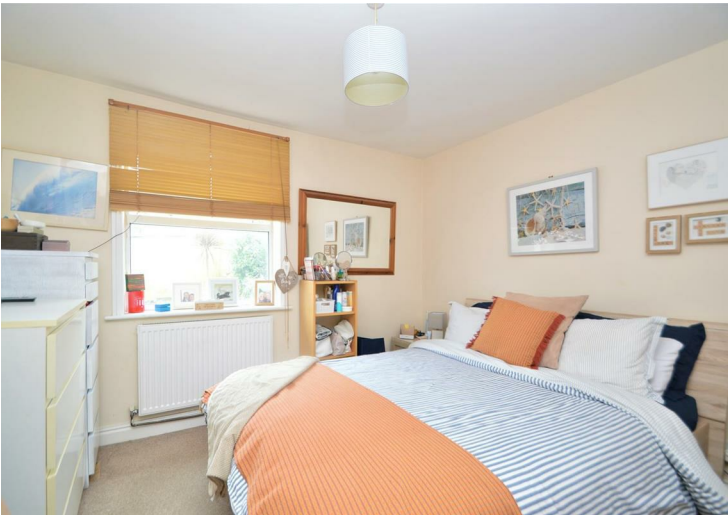
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wright
estate agency



£230,000

42 St. Andrews Street, Cowes, Isle of Wight, PO31 7DF





Situated in a sought after location is this semi detached house boasting a level walk to Cowes town. This deceptively spacious property comprises of a good size sitting room, kitchen with range of cream units, two good size bedrooms and bathroom wc. Externally there are front and rear gardens to enjoy those Al Fresco evenings.

Located in Cowes which is host to Cowes Week, one of the most famous regattas in the world, the pinnacle of the racing calendar. The round the Island race with over 1,500 entries is a spectacular sight. There are many yacht clubs in Cowes including the Royal Yacht Squadron. Cowes town has a wide variety of shops and facilities. There is a medical centre, dentist and veterinary surgery in the town along with schools for all ages.

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

Lounge	10'8" x 10'5"
Kitchen	10'5" x 9'8"
Bathroom	5'8" x 5'6"
Bedroom 1	10'9" x 10'6"
Bedroom 2	10'9" x 10'5"
Side Porch	8'6" x 3'10"

Outside

To the front of the property there is a small garden which has decorative shingle. The rear garden is laid to decking with an additional raised area ideal for shrubs and plants.

Council Tax
Band A

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		
(55-68) D		
(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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