



£285,000

Dunelm St. Thomas Road, East Cowes, Isle Of Wight, PO32 6AN



This well presented semi detached bungalow is situated within an enviable position and has been upgraded to a good standard by the current owner.

The accommodation is light and spacious and comprises a welcoming lounge with large bay window, new kitchen with white units and integrated oven and hob, two double bedrooms, conservatory and wet room wc with a new white modern suite. Additional features include double glazing, gas central heating, off road parking for 2 cars and a private garden.

This lovely bungalow is conveniently located close to local shops including Waitrose supermarket, medical centre and car ferry connections to Southampton. Please call The Wright Estate Agency on 01983 281010 to arrange an internal viewing.

Double Glazed Door to Front

Lounge	15'3" x 11'9"
Kitchen	14'2" x 8'9"
Conservatory	14'0" x 9'11"
Bedroom 1	12'0" x 10'2"
Bedroom 2	10'4" x 10'1"
Wet Room	6'2" x 5'2"

Outside

To the side of the property there is a driveway providing off road parking for two cars. There is also a decorative shingle area and shrubs. The rear garden is mainly laid to lawn with shrubs, patio area and timber shed.

Services

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

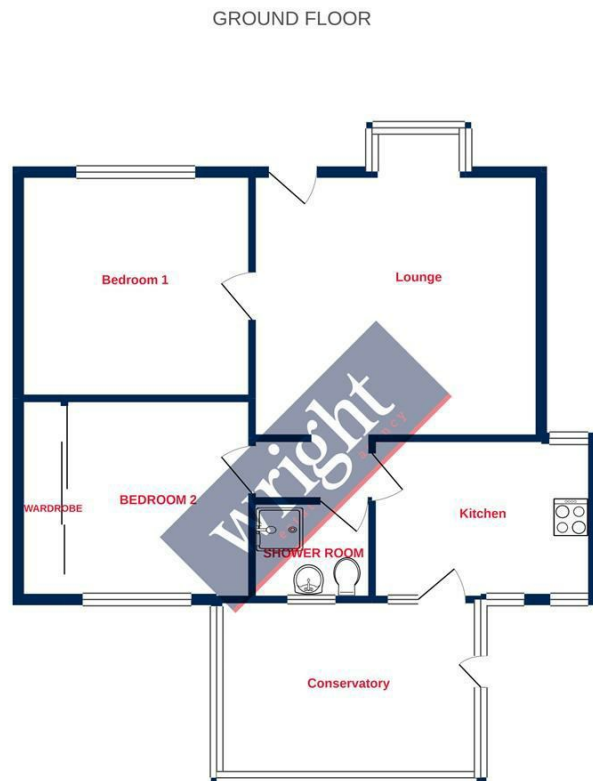
Council Tax

Band C

Agents Note

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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



wright
 estate agency