



Offers In Excess Of £220,000

9 Black Knight Close, East Cowes, PO32 6FS



This beautifully presented two bedroom end of terrace home is conveniently situated within walking distance of East Cowes town centre with its array of shops, including Waitrose supermarket, bus and ferry connections and local schools.

In our opinion the property should be viewed to appreciate what is on offer, the accommodation comprises a welcoming hallway, modern fitted kitchen, downstairs cloakroom and lounge/ diner with access into the garden. The first floor comprises of two double bedrooms, both with built in storage and a family bathroom. Other benefits include, allocated parking and solar panels.

For more information please call The Wright Estate Agency on 01983 281010.



Double Glazed Door to Front

Entrance Hallway

Kitchen

8'10" x 8'2"

Lounge/ Diner

17'7" x 10'4"

Downstairs Cloakroom

5'8" x 3'0"

Stairs to:

First Floor Landing

Bedroom 1

11'9" x 8'10" (excluding w'robes)

Bedroom 2

10'5" x 10'2" (excluding w'robes)

Bathroom

6'8" x 6'4"

Outside

To the front of the property is allocated parking for one car. The rear garden is enclosed and laid to a combination of lawn and patio with a variety of shrubs. Two sheds and gated side access.

Additional Information

An annual service charge of £217.33 is paid.

Services

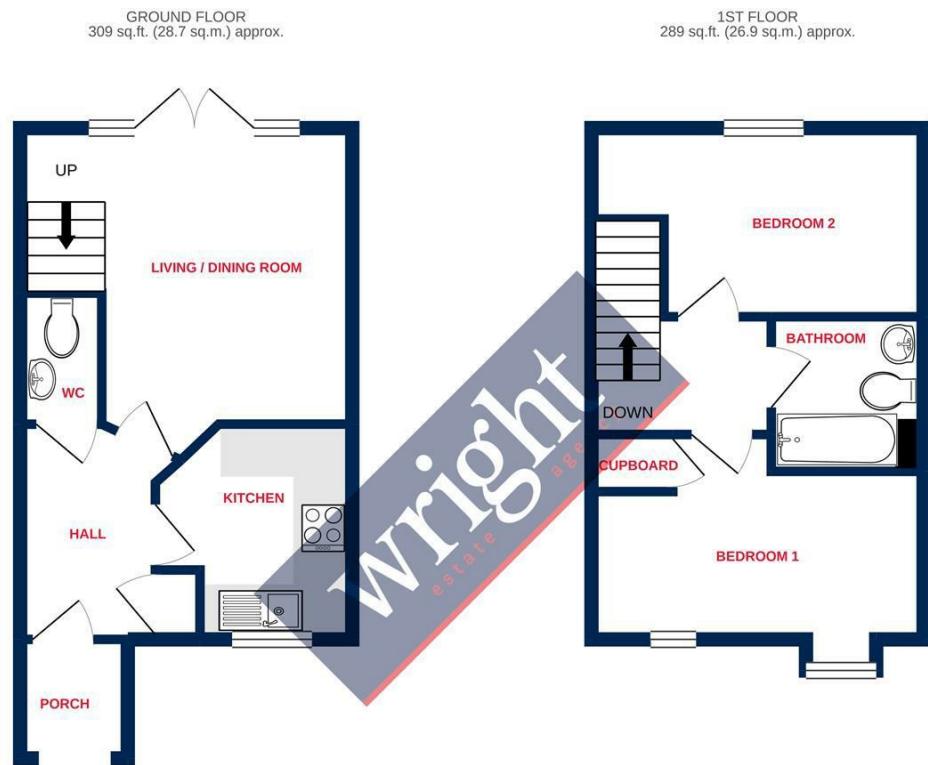
Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax

Band B

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.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 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 discrepancy. This floorplan illustrates the layout only and is not to be taken as an offer to 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	87	87
(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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