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wright
estate agency



£210,000

46 St Davids Road, East Cowes, Isle of Wight, PO32 6ED





Set along St Davids Road in the charming town of East Cowes, this delightful end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property is very well presented, showcasing a blend of modern comforts and inviting spaces.

Upon entering, you will find two spacious reception rooms that offer versatility for both relaxation and entertaining. The two bedrooms are thoughtfully designed, with the main bedroom featuring a convenient dressing area, perfect for your personal belongings. The modern shower room adds a touch of contemporary elegance, ensuring your daily routines are both comfortable and stylish. The kitchen with modern units completes this stunning home.

One of the standout features of this property is the lovely garden, providing a serene outdoor space to unwind or host gatherings with friends and family. Whether you are looking to cultivate your green thumb or simply enjoy the fresh air, this garden is a delightful addition to the home.

With its appealing layout and prime location, this house is not only a perfect first-time buy but also a promising investment opportunity. Do not miss the chance to make this charming property your own in the heart of East Cowes.

The coastal resort of East Cowes, 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. The Red Funnel car ferry service to Southampton is located under a mile away.

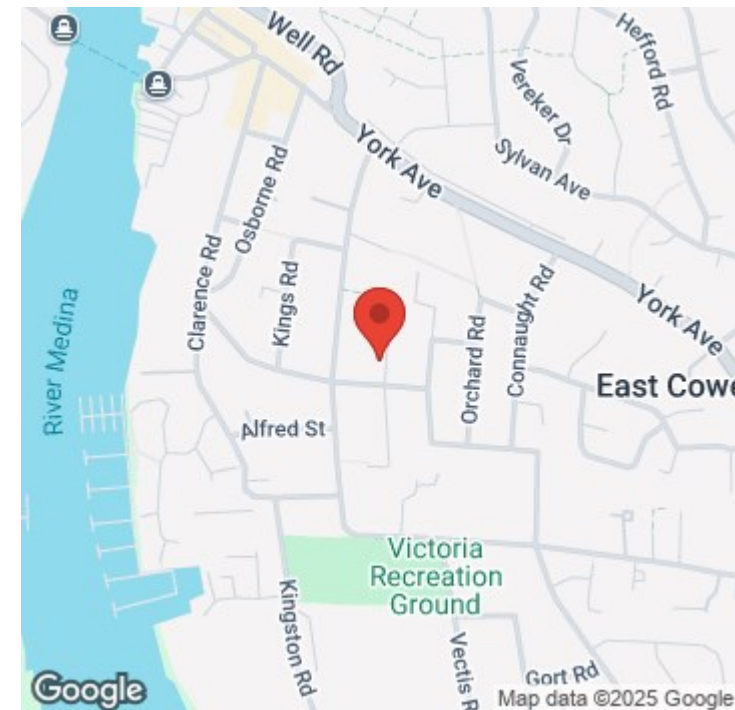


Entrance hall	
Lounge	14'3" x 11'6"
Dining Room	11'9" x 11'3"
Kitchen	13'1" x 6'10"
Utility WC	12'4" x 3'11"
First Floor - Landing	
Bedroom 1	12'0" x 11'5"
Bedroom 2	11'9" x 11'5"
Dressing Area	7'0" x 6'6"
Shower Room	6'9" x 5'9"
Garden	
Enclosed rear garden mainly laid to lawn with patio area. Garden shed. Gated side access with pedestrian right of way.	
Council Tax	
Band B	
Tenure	
Freehold	
EPC Rating	
Instructed and TBC	
Services	
Mains water, drainage, gas and electric	

Agents 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		79
(55-68) D	69	
(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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