

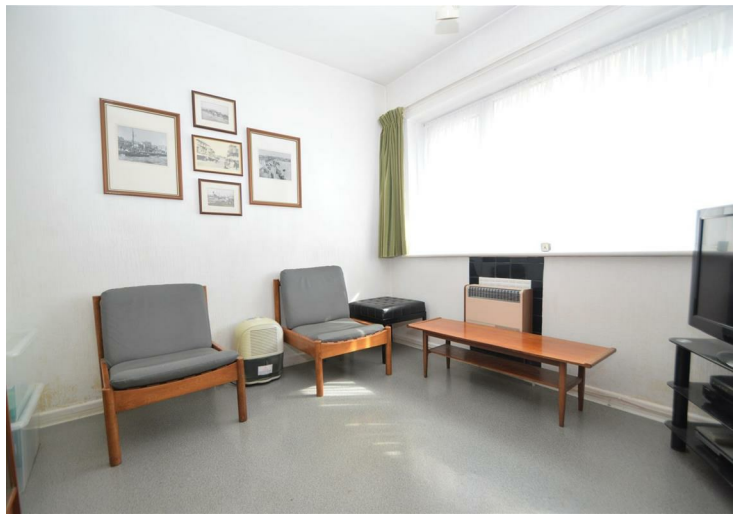
eastcowes@wright-iw.co.uk

wright
estate agency



£255,000

104 Greenlands Road, East Cowes, Isle of Wight, PO32 6HT





Proudly positioned in a sought after location, is this semi detached chalet bungalow boasting a good size rear garden.

This deceptively spacious property requires modernisation throughout, and comprises of a welcoming porch, entrance hall, ground floor cloakroom WC, a light and airy kitchen with dining area, a large lounge/ diner and ground floor bedroom. Continuing to the first floor, there are a further two good size bedrooms and bathroom wc. Externally there is off road parking via the driveway, detached garage and gardens to the front, side and rear.



This is a great opportunity to acquire a spacious home in 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. The Red Funnel car ferry service to Southampton is located under half a mile away. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Double Glazed Door to Side

Entrance Porch
Further glazed door to

Entrance Hallway

Downstairs WC 9'5" x 2'8"

Lounge/ Diner 22'5" x 10'11"

Kitchen 16'8" x 9'5"

Lean To/ Utility: 7'2" x 6'5"

Bedroom 3 9'5" x 9'5"

Stairs to First Floor

Bedroom 1 14'10" narrowing to 9'5" x 16'3" narrowing to 7'6"
'L' Shaped Room

Bedroom 2 12'5" x 10'4"

Bathroom 8'1" x 7'3"

Outside

The front garden consists of a lawned area with shrubs and a concrete driveway leading to the garage. Gated side access leads to the good sized rear garden that is in need of landscaping, it consists of lawned and patio areas. greenhouse and small pond.

Council Tax
Band C


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

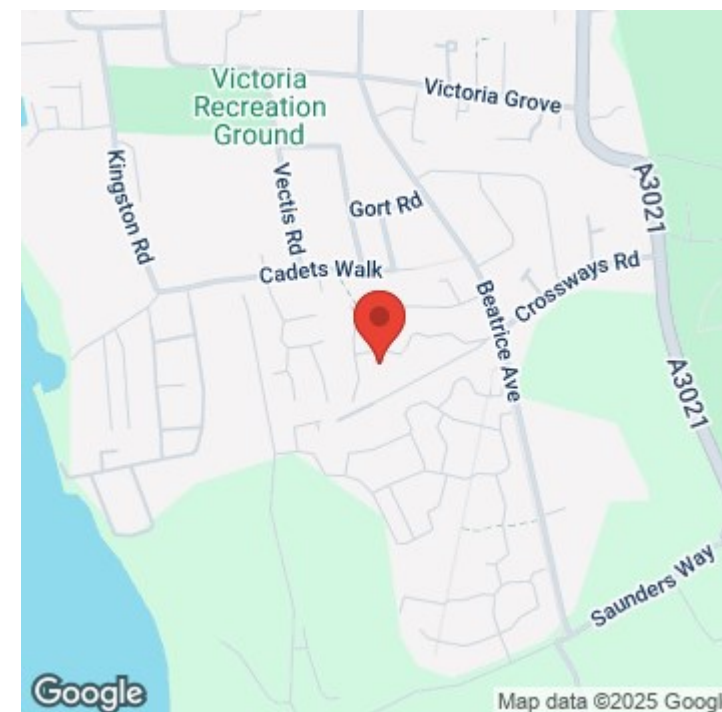
Agents Note

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 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 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 | 62 | 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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