

eastcowes@wright-iw.co.uk

wright
estate agency



Offers Around £199,500

65 Cambridge Road, East Cowes, Isle of Wight, PO32 6AH





A rare opportunity to acquire this semi detached house situated within the highly desirable Cambridge Road. Proudly positioned, this lovely home boasts a very large garden and off road parking. The property requires complete modernisation but has the potential to be a fantastic home.

The accommodation comprises of a welcoming hallway that leads into an additional hall, lounge, separate dining room, kitchen, ground floor wc and wooden conservatory. Continuing to the first floor, there are two good size bedrooms and interconnecting bathroom.

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.

Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing.

Hallway

Living Room	12'2" x 9'1"
Dining Room	13'0" x 9'8"
Kitchen	9'4" x 10'3"
Rear Hall	5'7" x 4'3"
Sun Room	11'10" x 8'11"
Bedroom 1	12'8" x 9'7"
Bedroom 2	11'2" x 9'0"
Bathroom	13'10" x 4'11"

Outside

To the front of the property there is a driveway providing off road parking for one car. There is also a selection of mature shrubs. The large rear garden is mainly laid to lawn and has some shrubs, timber shed and storage. The rear garden requires upgrading.

Council Tax

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR
549 sq ft. (50.0 sq.m.) approx.



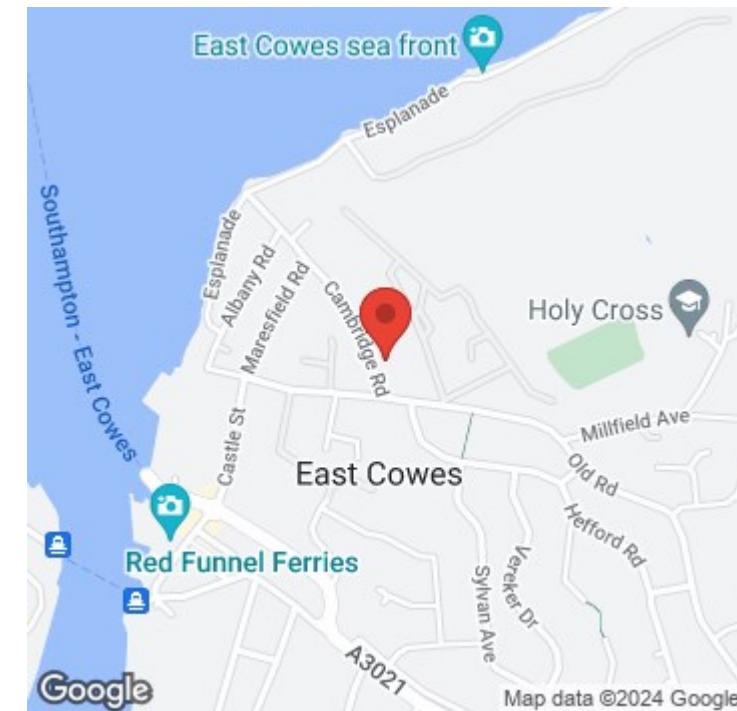
TOTAL FLOOR AREA: 925 sq ft. (85.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances 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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	40
(39-54)	E	
(21-38)	F	
(1-20)	G	
England & Wales	EU Directive 2002/91/EC	



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