eastcowes@wright-iw.co.uk

wright estate agency



£275,000

96 Upper Yarborough Road, East Cowes, Isle of Wight, PO32 6EB





















Located on Upper Yarborough Road in the charming town of East Cowes, this beautiful semi-detached house presents an excellent opportunity for first-time buyers seeking a welcoming family home. With three double bedrooms, this property offers ample space for a growing family or those looking to enjoy a comfortable lifestyle.

The heart of the home is a delightful reception room and stunning kitchen/ diner, perfect for relaxing or entertaining guests. The property is immaculate throughout, showcasing a blend of modern living and traditional charm. Natural light floods the interiors, creating a warm and inviting atmosphere. The ground floor wc and modern bathroom completes this lovely home.

One of the standout features of this home is the stunning mature garden, which provides a serene outdoor space for gardening enthusiasts to thrive, or simply for enjoying peaceful moments in nature. The garden is a true sanctuary, ideal for summer barbecues or quiet evenings under the stars.

Conveniently located, this property is close to local schools and recreational grounds, making it an ideal choice for families. The surrounding area offers a variety of amenities, ensuring that everything you need is within easy reach.

In summary, this semi-detached house on Upper Yarborough Road is a perfect blend of comfort, style, and practicality, making it an ideal first-time buy for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

Double glazed door to front

Lounge	16'5" x 12'0"
Kitchen/Diner	16'2" x 14'5"
Downstairs WC	4'9" x 2'7"
Stairs To:	
Landing	
Bedroom 1	16'9" x 12'1" into recess
Bedroom 2	11'6" x 8'7"
Bedroom 3	11'9" x 7'9"
Bathroom	6'11" x 6'10"

Garden
Good size enclosed rear garden with mature shrubs, trees, decorative shingle and patio areas.

Tenure
Freehold

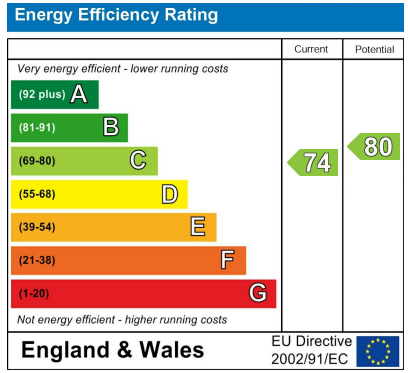
Council Tax
Band B

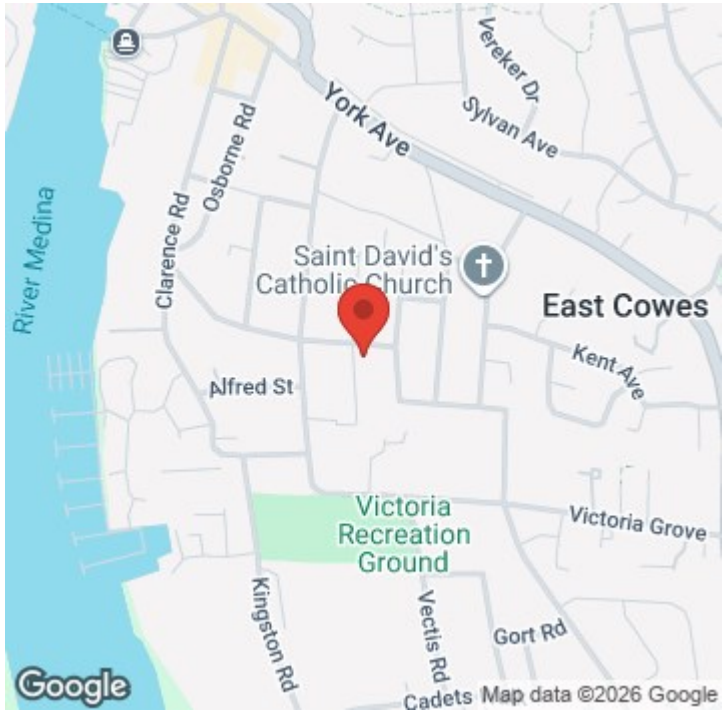
Services
Unconfirmed gas, electric, mains water and drainage.

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



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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