

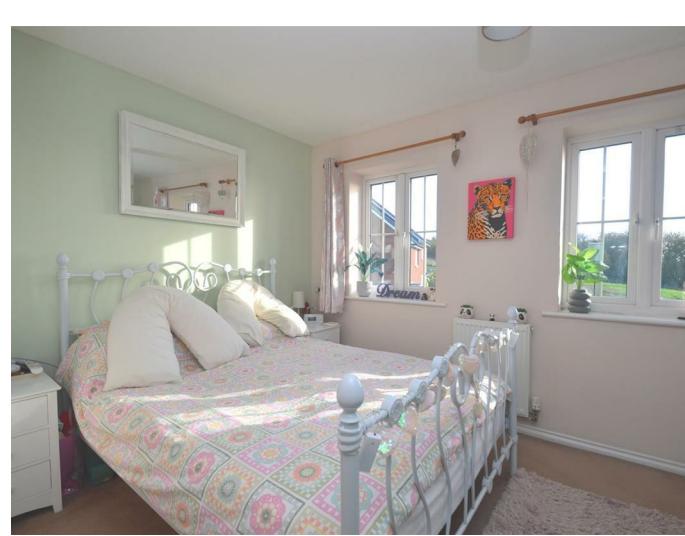
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wright  
estate agency



**£172,500**

15 St. Wilfred Drive, East Cowes, PO32 6GQ





Set in the charming area of St. Wilfred Drive, East Cowes, this immaculate semi-detached house is offered on a 75% shared equity ownership with no additional rent to pay and presents an excellent opportunity for first-time buyers. **PLEASE NOTE;** for the first 6 weeks the property is offered to prospective purchasers who either live, work or have close family connections in the area. After 6 weeks then the property is fully available to any prospective purchaser whether or not they have a local connection. No buy to let investors

With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property offers a comfortable living space that is both practical and inviting. The heart of the home is the spacious reception room, perfect for relaxing or entertaining guests. The modern kitchen and cloakroom wc completes that stunning home. The property boasts off-road parking for two vehicles, ensuring convenience and ease for you and your visitors. The desirable location enhances the appeal, providing a peaceful environment while still being close to local amenities and transport links.

The property is immaculate throughout, allowing you to move in with minimal fuss and start enjoying your new home immediately.

In summary, this semi-detached house on St. Wilfred Drive is a fantastic opportunity for first-time buyers seeking a well-maintained property in a desirable location. With its ample parking, inviting living spaces, and shared equity ownership, it is a perfect choice for those looking to establish themselves in the vibrant community 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.

## Hallway

**Cloakroom wc**

5'6" x 2'10"

**Lounge/diner**

18'5" x 13'0"

**Kitchen**

8'0" x 6'6"

## First floor - Landing

**Bedroom 1**

13'1" x 11'8"

**Bedroom 2**

13'1" x 8'1"

**Bathroom**

6'5" x 6'5"

## Outside

To the front of the property there is a decorative shingle garden with mature shrubs. The rear garden has been landscaped by the current owner and comprises a lovely patio area, raised borders, timber shed and artificial lawn area. There is also side storage and gated access leading to the allocated parking spaces.

## Parking

The property has two allocated parking spaces located at the rear of the property.

## Tenure

Freehold

## Council Tax

Band B

## Additional Information

75% Shared Equity with no rental payments

Greenbelt Charge - £300 per annum.

No Buy to Let Investors

## Services

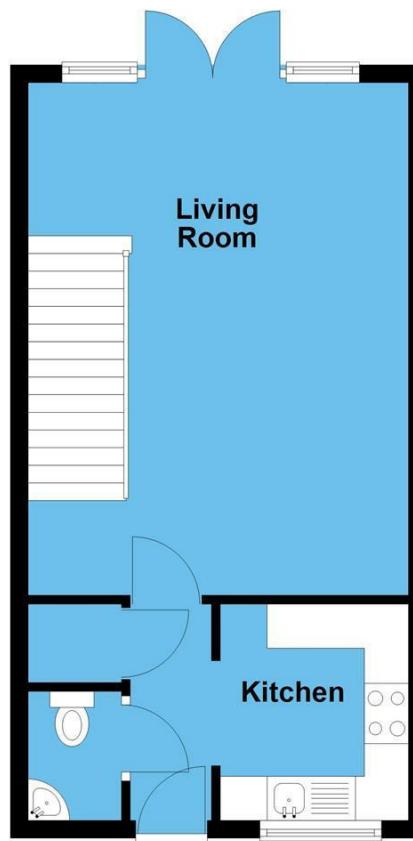
Mains water, drainage, gas and electric

## Agents Notes

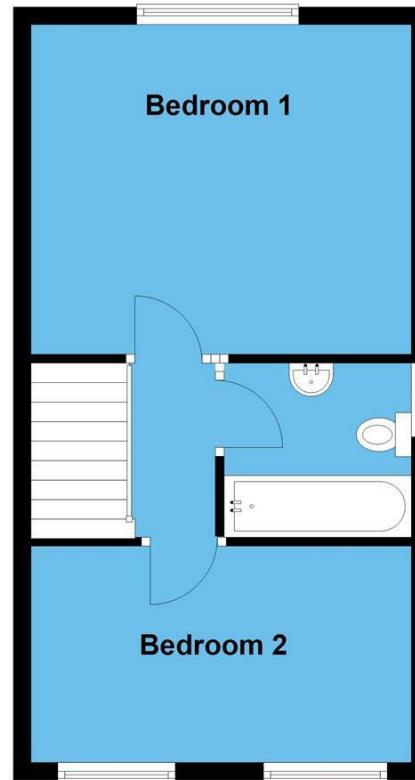
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	77
(69-80)		C	81
(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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