1 Oak Tree Way, East Cowes, PO32 6PL

Guide Price £250,000

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
A semi detached three bedroom home within a good sized plot which makes this an ideal project to enhance and improve (STPP). Along with an open plan sitting room/dining area, this home has off road parking, large garden and the bonus of being CHAIN FREE!

A semi detached three bedroom home

Located within a no through road and with an easy level 5 minute walk to all the amenities of East Cowes, this home is being sold CHAIN FREE and has the possibility to reconfigure and refurbish to your own design and needs. Currently possessing a sitting room with dining area, kitchen, two double and a single bedroom this home still has some of the original features such as an outside milk flap where the morning pinta was delivered. A car port is now a sheltered seating area but could be reinstated as a garage or become an extension to the main building (STPP). Surrounding properties have enhanced their homes with extensions into the roof space. A good sized garden with off road parking makes this a great project full of potential.

Interior

This tidy home is very bright and light throughout and would benefit from some upgrades to regenerate this property into a modern family home.

Ground Floor:
The hallway has the flight of stairs leading to the upper floor and gives access to the good sized sitting room with its large window that allows the room to be bathed in daylight. This room, with a large understairs cupboard, has an electric fire upon a terracotta tiled hearth and flows through to a dining area with views out to the garden and a useful glazed hatch to the kitchen.
The kitchen, with its cream wall and base units and space for a freestanding cooker and a fridge freezer, follows through to the sun room with sliding doors to the garden.

First Floor:
The landing has a tall storage cupboard and gives access to the loft space as well as to the three bedrooms and bathroom.
All the bedrooms have built in storage cupboards with the rear double bedroom overlooking the garden, and the large principal and single bedroom facing the fore of the property. The bathroom has a bath with overhead shower, basin and wc.

Exterior

The front of the property is neat and tidy with a simple lawn, steps down to the entrance door and off road parking that leads to an area previously used as a garage and is now a car port and has direct access to the rear garden.

The rear outside space, that is kept in sunshine from late morning, is mainly lawn with mature borders that includes lavender bushes. The car port has been adapted into an open covered area, perfect for outside hobbies or a workshop as well as there being a separate sheltered seating space to enjoy the peace and quiet. Additionally, within this secluded garden there are two garden stores.

East Cowes

East Cowes is home to historic Osborne House, the holiday residence of Queen Victoria and Prince Albert, now an English Heritage property available for visits throughout the year and has a golf club within its grounds. The town itself has many shops and amenities including a major supermarket, pubs and restaurants. The Esplanade has a cafe, park and tennis court, as well as the Red Funnel car ferry to Southampton. A short trip on the chain ferry, known locally as 'The Floaty', will transport you to Cowes and all its further delights.

Further Information

Tenure: Freehold
EPC: D
Council tax band: C
Double glazed
Gas central heating on the ground floor via a Valliant boiler (installed approx 2021)
Electric fire
Mains gas, electricity, water and sewerage
Loft access from freestanding ladder

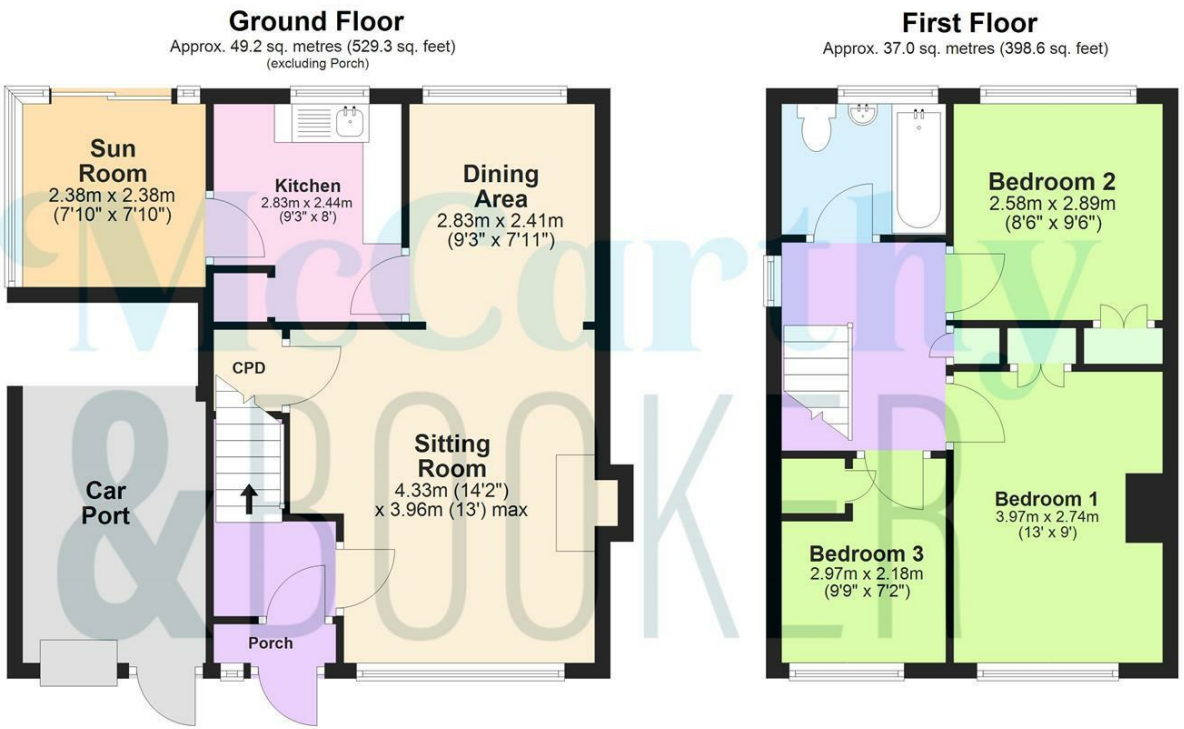
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 86.2 sq. metres (927.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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