

## East Cowes, Isle of Wight



- **3 Double Bedrooms**
- **En-suite to the Master**
- **Rear Garden, Roof Terrace and Balcony**
- **Gated Driveway Parking**
- **Superbly Presented**



## About the property

Beautifully presented, offering bags of space and a unique layout that is unlike anything else you have viewed! This wonderful three double bedroom property is offered to the market in a quiet and peaceful location whilst being easy reach of both East Cowes and mainland links beyond.

Right on the doorstep, you'll find country and riverside walks such as the River Medina walk to the Folly. There is also the historic Osborne House, which was once the holiday home of Queen Victoria – great for a day out with the family.

The property offers parking in the form of gated driveway to the front and a private rear garden. Internally, the property is laid out over three levels. The bedrooms are well sized with three double bedrooms. The master offers its own en-suite. There is light, bright and immaculately presented living space including the lounge which overlooks the surrounded green spaces.

The property also comes with two very interesting features in not only a large balcony, fit for entertaining friends and family but also a roof terrace too which is great for catching some sun or perhaps working from with its handy power points.

Local Authority - Isle of Wight Council  
Council Tax Band - D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 2 11'3 x 9'2 built in wardrobes

Bathroom

Bedroom 3 11'3 x 8'4 built in wardrobes

### FIRST FLOOR

Landing/ Dining Area 9'6 x 6'1

Kitchen 11'3 x 8'10

Lounge 13'9 x 11'3

Balcony

### SECOND FLOOR

Bedroom 1 12'4 x 11'3

En-suite Shower Room

Sun Terrace

### OUTSIDE

Decked/BBQ Area

Gated Driveway

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		