

## East Cowes, Isle of Wight



- 2 Bedroom modern home
- Perfect first purchase/buy to let
- Open plan living space
- Remainder of NHBC
- Allocated parking



## About the property

A modern, two bedroom terraced home in the Hawthorn Meadows location of East Cowes. This ideal starter home or buy to let investment is perfect for anyone looking for low maintenance and the security of an NHBC warranty too.

Walking distance of East Cowes town centre, close to main bus routes and with some lovely walks on the doorstep as well. Those that require a daily commute will find the Red Funnel ferry terminal in the town centre along with plenty of shops, cafes and local amenities too.

The property offers allocated parking to the front and a small outside space too. Internally, the property is modern and open plan with a downstairs WC. The first floor comprises of two bedrooms and a shower room to suit.

Local Authority - Isle of Wight Council  
Council tax band A  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom WC

Lounge/Kitchen 16'7 x 15'11

### FIRST FLOOR

Landing

Bedroom 1 13'1 x 7'11

Bedroom 2 8'1 x 6'4

Shower room

### OUTSIDE

Allocated parking

## 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**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			98
(81-91) <b>B</b>		82	
(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>			
<i>Not energy efficient - higher running costs</i>			