



£215,000

17 ADELAIDE GROVE, EAST COWES, ISLE OF WIGHT, PO32 6DB

- Substantial semi detached house
- Three double bedrooms
- Large kitchen/breakfast room
- Super garden and D/G workshop
- Close to Waitrose & Mainland links
- Chain Free!

Hose
Rhodes
Dickson





This substantial semi detached house offer spacious accommodation and is located close to the town centre, Waitrose and ferry links to Southampton. Schools at pre and primary levels are all within easy reach, along with parks and the seafront.

The home is well presented throughout and offers accommodation comprising porch, entrance hall, sitting room, dining room and kitchen breakfast room on the ground floor; with three double bedrooms and bathroom at first floor level. The property is double glazed and gas centrally heated and benefits from a super level rear garden with lawn and two large patios with a large workshop to one end.

The home would suit families, commuters and those seeking a holiday home/investment.

PORCH Ideal storm porch for wet coats and shoes. Door to hall.

HALLWAY A spacious entrance hall with wooden laminate flooring and under-stairs storage area with cupboard housing the electric consumer unit. Stairs to first floor.

SITTING ROOM 11' 11" x 11' 11 plus bay" (3.63m x 3.63m) A large reception with opening through to the dining room making this a very sociable space. Bay window to front aspect. Fireplace with attractive tiled surround, mantle and hearth with inset gas fire.

DINING ROOM 11' 11" x 9' 11" (3.63m x 3.02m) Ample space for a large dining suite with window to rear aspect.

KITCHEN/BREAKFAST ROOM 17' 01 max" x 10' 11 max" (5.21m x 3.33m) A good size kitchen with a range of wall, drawer and base units with contrasting worktops over incorporating a stainless steels ink and drainer unit. Space for appliances such as a fridge/freezer, gas oven and washing machine. Built in pantry cupboard. Dual aspect windows to rear and side with door to side leading out to the garden. Space for a breakfast table. Wall mounted Glow Worm combination boiler.

FIRST FLOOR LANDING A galleried landing with built in storage cupboards. Doors to all rooms.

BEDROOM ONE 15' 3" x 11' 11 plus bay" (4.65m x 3.63m) A substantial master bedroom with bay window to front aspect.

BEDROOM TWO 12' 5 max into entrance area" x 10' 11" (3.78m x 3.33m) A double room with window to rear aspect.

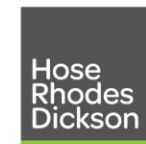
BEDROOM THREE 11' 11" x 9' 11" (3.63m x 3.02m) A double room with window to rear aspect.

BATHROOM A stylish and modern bathroom with suite comprising bath with electric shower over and folding glass shower screen, wc and wash hand basin. Window to side aspect. Heated towel rail.

OUTSIDE The home is set back from the road by a slightly raised gravelled garden with original tiled pathway leading to the front entrance. Gated side access leads to the large rear garden which is mainly laid to a lawn that connects two lovely sized patios with stepping stones linking the two areas. There is a gravelled bed with feature pear tree and a workshop/store measuring 11'9 x 10' that is insulated with double glazed window and door to front aspect (power could be installed to make the workshop a great home office or studio if needed). Outside wc.

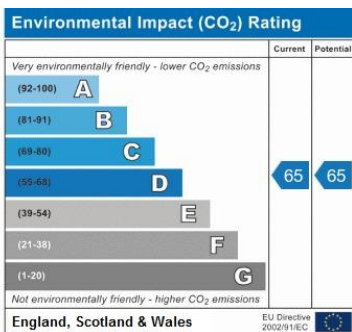
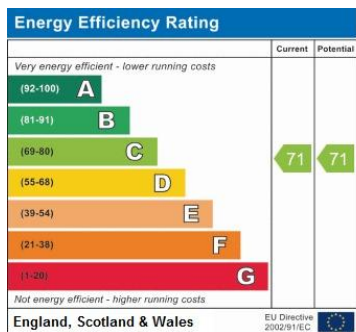
HEATING A Glow Worm gas fired boiler located in the kitchen provides domestic hot water and heating via radiators.

Council Tax Band: C



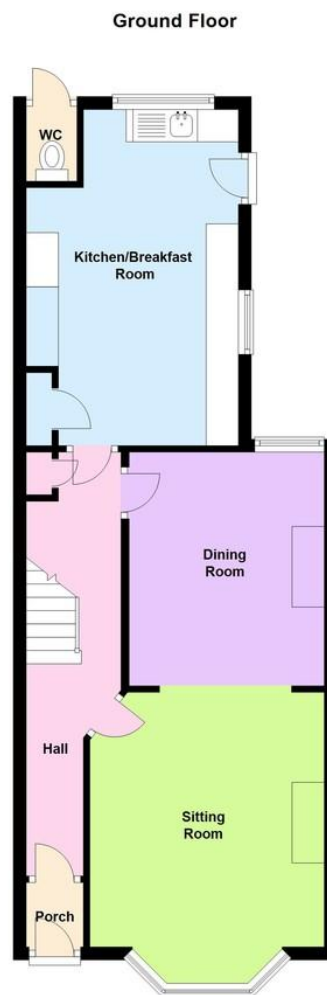
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 294714



Where to find the property

17 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DB



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Cowes office to arrange a viewing
01983 294714 or email cowes@hrdiw.co.uk

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