



£166,000

32 ORCHARD ROAD, EAST COWES, ISLE OF WIGHT, PO32 6DT

- Beautifully presented semi-detached home
- Two double bedrooms
- Gas central heating and double glazed
- Sociable kitchen/diner layout
- Close to Waitrose, Schools & Southampton car ferry

Hose
Rhodes
Dickson





A wonderful semi-detached home close to the town of East Cowes with its good range of local amenities, Waitrose, Medical centre and Red Funnel car ferry providing commuters a regular service to Southampton. Pre and primary schools are just a short walk from the home along with bus routes direct to both Ryde and Newport.

The accommodation comprises a separate lounge, kitchen breakfast room, utility and bathroom on the ground floor with two doubled bedrooms at first floor level. The property is double glazed and gas centrally heated and has a good size rear garden.

The property would suit first time buyers, buy to let investors, families and commuters.

LOUNGE 10' 1" x 14' 3" max (3.07m x 4.34m)

A good size reception with feature fireplace with attractive surround and bay window to the front aspect.

KITCHEN/BREAKFAST ROOM

10' 1" x 12' 1" (3.07m x 3.68m)

A range of grey wall and base units with white metro tiles as a splash back. Incorporating a sink and drainer unit. Space for tumble dryer and fridge/freezer. Space for a freestanding gas oven with concealed extractor hood above. Window to rear with opening to the utility. Exposed wooden floorboards. Cupboard housing the boiler and a useful under stair cupboard.

UTILITY ROOM

5' 0" x 6' 3" (1.52m x 1.91m)

Great additional space for washing machine and storage.

BEDROOM ONE 10' 1" x 11' 11" (3.07m x 3.63m) A

generous double bedroom with window to front aspect and exposed floor boards. Two built in wardrobes.

BEDROOM TWO 11' 11" x 8' 1" (3.63m x 2.46m) Another double bedroom with window to rear aspect. Carpet flooring.

BATHROOM 7' 11" x 5' 8" (2.41m x 1.73m) A modern spacious bathroom comprising a bath, separate shower, WC and wash hand basin. Heated towel rail. Window to side aspect.

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

OUTSIDE The rear garden has a small patio area with two planted beds either side of the lawn with a useful shed to the rear. Side access.

Council Tax Band: tbc



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

Call Jon on 01983 294714

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Where to find the property

32 Orchard Road, East Cowes, Isle of Wight, PO32 6DT

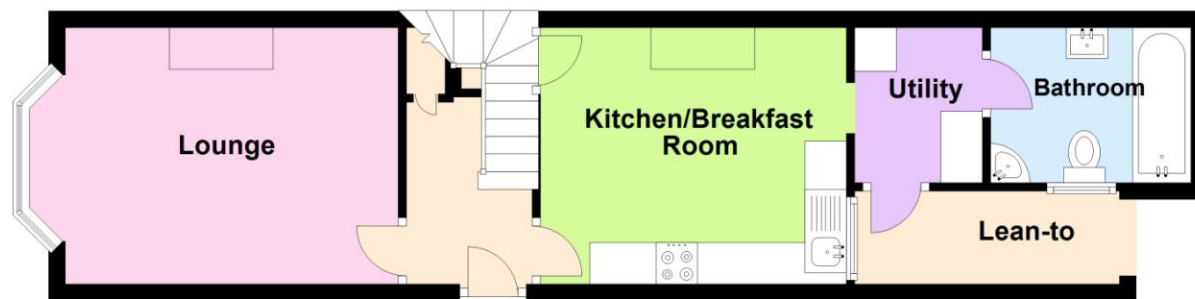


Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is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

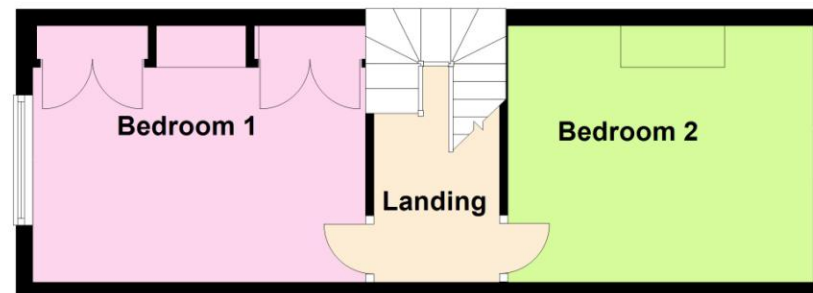
Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

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.

Ground Floor



First Floor



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

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000

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