

**Offers Over
£162,000 Freehold**

Pumphouse Lane, East Cowes, Isle of Wight, PO32 6FJ



- **2 double bedrooms**
- **Cloakroom**
- **13ft lounge & 12ft kitchen**
- **Off road parking**
- **Close to town centre & car ferry**



Call 01983-525710 to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

This delightful, modern, two double bedroom house is offered for sale in excellent condition throughout, and is the ideal home for those of you looking for a low maintenance home. Its quiet, safe and peaceful setting will appeal to anybody looking for a calm and tranquil place to come home to after a busy, stressful day at work.

Internally, the house comprises two bedrooms and bathroom on the first floor, whilst the ground floor houses the 12ft kitchen, 13ft lounge/ diner and the always handy cloakroom. Outside, there is a private, sunny rear garden and driveway parking. There are also visitors parking spaces.

Accommodation

GROUND FLOOR

Entrance hall

Cloakroom

Lounge/diner 13'2 x 12'5

Kitchen 12'1 x 6'4

FIRST FLOOR

Landing

Bedroom 1 13' x 9'10

Bedroom 2 13' x 7'6

Bathroom

OUTSIDE

Rear garden

Off road parking

Visitors 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
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 