

£199,950 Freehold

Captains Parade, East Cowes, Isle of Wight, PO32 6GU



- **3 bedrooms**
- **16ft kitchen/diner**
- **Cloakroom & en-suite**
- **Front & rear gardens**
- **Garage & parking**



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

About the property

This modern, economical and low maintenance house is the ideal property for those of you looking for a home that you can move straight into and not have to worry about making any time consuming, expensive improvements. The most stressful thing you'll have to do upon moving in is to decide where to put your furniture and television! Situated in a quiet, tucked away setting on the popular Hawthorn Meadows development, the house comprises three bedrooms (one en-suite) and bathroom on the first floor, whilst the ground floor houses the 16ft lounge, the 'hub of the home' a 16ft kitchen/diner and the always handy cloakroom. Outside there are low maintenance gardens, a garage and parking space. It is a great first home, 'lock up and leave' holiday pad or an equally brilliant property for those of you downsizing to a home that needs minimal looking after now the kids have flown the nest. The current owner has added a built in wardrobe in bedroom two, outside lighting and additional kitchen units to an already fantastic house.

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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Accommodation

GROUND FLOOR

Entrance hall

Lounge 16' x 10'2

Kitchen/diner 16' x 9'4

Cloakroom

FIRST FLOOR

Bedroom 1 13' x 8'11

En-suite shower room

Bedroom 2 10'1 x 9'

Bedroom 3 7' x 6'9

Bathroom

OUTSIDE

Front & rear gardens

Garage

Off road parking space

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(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 