



**39 Yarborough Road,
East Cowes,
Isle Of Wight,
PO32 6SH**

£165,000



Three Bedrooms

Lounge

Solar Panels

Dining Room

Kitchen

**Storage shed &
Greenhouse**

Gas Central Heating

Multi Fuel Stove

EPC - D

ACCOMMODATION

Double Glazed Door to:

Entrance Hall

Access to lounge, dining room and stairs.

Lounge 14' 5" x 12' 7" (4.39m x 3.83m)

Double glazed bay window to front. Electric Meter. Radiator. Multi fuel Stove with Slate Hearth and wooden surround.

Dining Room 12' 3" x 11' 3" (3.73m x 3.43m)

Storage Cupboard under stairs. Radiator. Double glazed window to side.

Kitchen 12' 0" x 9' 6" (3.65m x 2.89m)

Floor and wall units with work surface over. Space for gas cooker. Space for washing machine and dishwasher. Stainless steel sink unit. Space for fridge/freezer. Wall mounted gas boiler. Radiator. double glazed window to side. Double glazed door to rear.

Bathroom

Panelled bath with shower mixer tap. Low level W/C. Wash hand basin in with cupboard space under. Radiator. Two double glazed windows to side.

Landing

Access to bedroom one, bedroom two and stairs to bedroom three

Bedroom One 12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed window to front. Radiator. Built in storage under stairs. Built in Wardrobe with storage cupboard over.

Bedroom Two 9' 5" x 11' 3" (2.87m x 3.43m)

Radiator. Double glazed window to rear. Access to 2nd floor stairs.

Bedroom Three 12' 6" x 11' 10" (3.81m x 3.60m)

Radiator. Double glazed window to side. Built in storage cupboards. Storage in eaves.

Front garden

Walled and gated garden to front. Laid to gravel with a concrete path for ease of access.

Rear Garden

Gated side and rear access. Laid mainly to patio. Vegetable Plot. Metal storage shed. Glass greenhouse. Outside tap.

Collect 2 View

If you live in PO32 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Council Tax

Please contact the Isle of Wight Council on 01983 823901

Viewing

Please direct your enquiries to the – The Wright Estate Agency – 34 York Avenue, East Cowes, Isle of Wight PO32 6RU – Telephone 01983 28 10 10

Email

eastcowes@wright-iw.co.uk

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



This good size, older style, end terrace is well worth an internal viewing to appreciate the space it has to offer. It has two reception rooms, a good sized kitchen and bathroom downstairs, with 2 bedrooms on the first floor and then a very decent sized bedroom on the second floor with ample storage in the eaves. Both Front and rear garden are presentable with the front being mainly gravel with a concrete path and the rear being laid to lawn and patio. The town of East Cowes is close to hand and offers frequent buses and ferry's to the mainland. To arrange an internal viewing please contact The Wright Estate Agency on 01983 28 10 10.



