



£169,950

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

- Great size family home
- Three double bedrooms
- Sociable dining room and kitchen layout
- Close to Waitrose & Southampton car ferry
- Double glazing & gas central heating

Hose
Rhodes
Dickson



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- Chain Free!

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, arranged over three floors comprises sitting room, dining room, kitchen and garden room on the ground floor; two double bedrooms on the first floor and spacious bathroom and third bedroom on the top floor. 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 and is available to purchase with no onward chain.





ENTRANCE HALL Stairs to first floor.

SITTING ROOM 12' 00" x 10' 05" (3.66m x 3.18m) A good size reception with feature fireplace with attractive surround and mantle and marble hearth and bay window to the front aspect. Exposed wooden floorboards.

DINING ROOM 12' 03" x 11' 11" (3.73m x 3.63m) Ample space for a dining suite, under-stairs storage cupboard housing the modernised electric consumer unit. Window to side aspect. Sociably opening through to the kitchen.



KITCHEN 10' 00" x 9' 04" (3.05m x 2.84m) A range of wall and base units with coordinating work tops over incorporating a sink and drainer unit. Space for a washing machine and tumble dryer. Further space for a freestanding a gas oven with concealed extractor hood above. Window to side aspect and further window and door leading to the garden room. Tiled flooring.

CONSERVATORY 10' 01" x 6' 03" (3.07m x 1.91m) A useful room which could be used as another sitting area, breakfast room or garden room overlooking the garden. With Quarry tiled floor and outside tap.

FIRST FLOOR LANDING Stairs to second floor. Window to side aspect.

BEDROOM ONE 11' 00" x 10' 05" (3.35m x 3.18m) A double room with window to front aspect. Built in shelved cupboard to chimney recess.

BEDROOM TWO 11' 11" x 9' 07" (3.63m x 2.92m) Another double room with window to rear aspect. Cupboard housing Worcester combination boiler with further storage space.



SECOND FLOOR LANDING

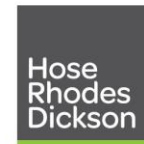
BEDROOM THREE 10' 06" x 7' 11" (3.2m x 2.41m) With gently sloping ceilings and window to the front aspect. Built in eaves storage cupboard. Elevated Solent views.

BATHROOM 11' 09" x 7' 09" (3.58m x 2.36m) A spacious bathroom with suite comprising bath with shower over, wc and wash hand basin. Window to rear aspect. Built in eaves storage cupboards.

OUTSIDE The rear garden has a small patio area with two planted beds either side and two tiered lawn areas and further raised decked terrace. Gated side access to the front entrance of the home.

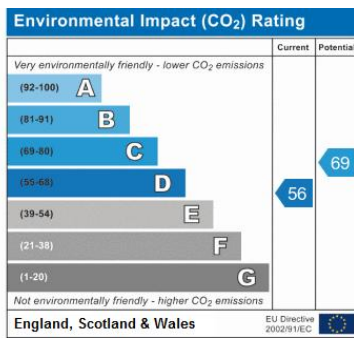
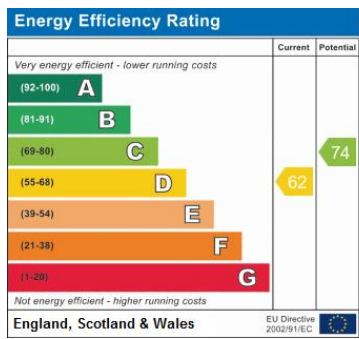
HEATING A gas fired boiler located in bedroom two providing domestic hot water and heating via radiators.

Council Tax Band: B



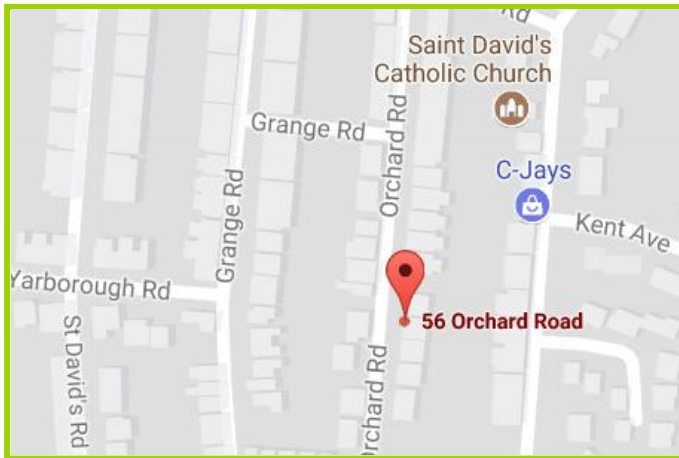
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 294714



Where to find the property

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



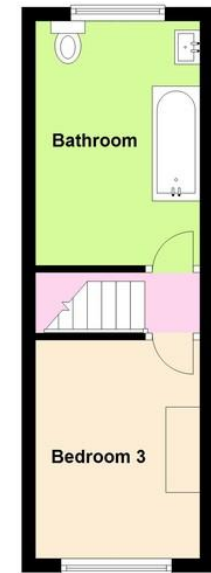
Ground Floor



First Floor



Second Floor



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

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

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