



£250,000

12 CHURCH PATH, EAST COWES, ISLE OF WIGHT , PO32 6RL

- Spacious modern house
- Popular town centre location
- Close to Waitrose & Mainland links
- Three bedrooms (one en-suite)
- Off road, allocated parking

Hose  
Rhodes  
Dickson





This spacious family home is located on the popular Victoria Walk development, just a stones thrown from the town centre and Waitrose along with the vehicle ferry to Southampton providing commuters with a regular daily service. The house was built in 2011 and benefits from the remainder of a 10 year building guarantee.

In excellent condition throughout, the accommodation comprises entrance hall with storage cupboard, cloakroom, stylish kitchen and large lounge/diner on the ground floor; with three bedrooms (one en-suite) and family bathroom at first floor level. Being built to modern regulations, the home is double glazed and gas centrally heated with a high energy efficiency rating. There is a fully enclosed, sunny aspect garden with gated access out to a parking area where there is one allocated space.



Being offered for sale with no onward chain, the property would suit first time buyers, commuters, professionals, buy to let investors and families.





**ENTRANCE HALL** A spacious and welcoming entrance to the home with stairs to first floor landing and large, full length storage cupboard.

**CLOAKROOM** A large cloakroom, with ample space for coats and shoes with suite comprising wc and wash hand basin.

**LOUNGE/DINING ROOM** 17' 6 max " x 14' 7 max" (5.33m x 4.44m) A large reception room with French doors and windows to rear aspect overlooking the pretty, sunny aspect garden. Ample space for a dining suite to one end of the room. Large walk in storage cupboard.

**KITCHEN** 10' 6" x 8' 11" (3.2m x 2.72m) A stylish kitchen with a range of wall and base units with contrasting worktops over incorporating a sink and drainer unit. Built in appliances include oven, gas hob and extractor hood with light. Space and plumbing for a washing machine and dishwasher and further space for a fridge/freezer. Cupboard housing the Glow Worm gas fired boiler. Window to front aspect.

**FIRST FLOOR LANDING** With large storage cupboard housing the hot water cylinder. Access to the loft. Doors to:

**BEDROOM ONE** 10' 6 plus bay " x 10' 1" (3.2m x 3.07m) A double bedroom with bay window to the front aspect. Built in double wardrobe. Door to:

**EN-SUITE SHOWER ROOM** Suite comprising shower cubicle, wash hand basin and wc. Shaver point. Extractor fan.

**BEDROOM TWO** 13' 2" x 8' 6" (4.01m x 2.59m) A double room with window to rear aspect and built in double wardrobe with sliding mirrored doors.

**BEDROOM THREE** 8' 7" x 7' 11" (2.62m x 2.41m) A generous single bedroom with built in single wardrobe and window to rear aspect.

**BATHROOM** 7' 1" x 6' 11" (2.16m x 2.11m) Suite comprising bath with mixer tap/shower attachment over, wc and wash hand basin. Window to front aspect.

**HEATING** A Glow Worm gas fired boiler located in the kitchen provides gas central heating via radiators.

**OUTSIDE** The rear garden is fully enclosed by fencing and enjoys a sunny aspect. There is a decked area leading from the sitting room doors and further lawned garden with planted beds and borders. Gated access leads out to the parking area where one allocated space can be found.

**Council Tax Band:** C



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

Call Jon on 01983 294714

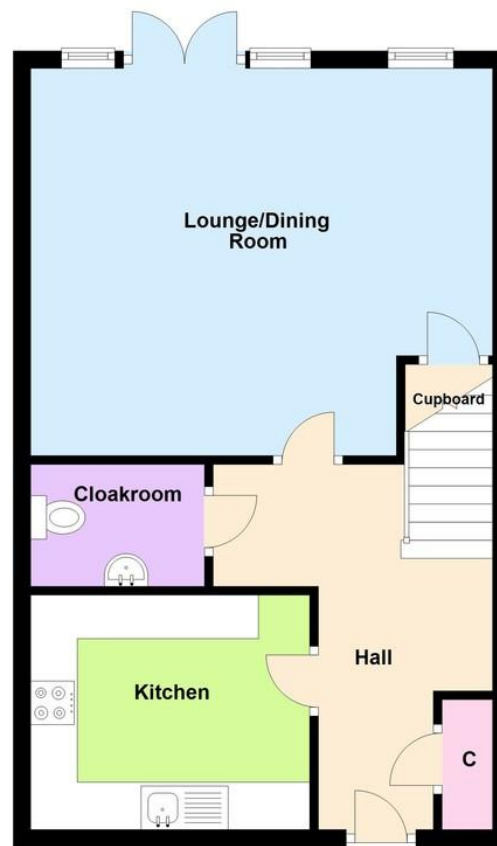
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Where to find the property

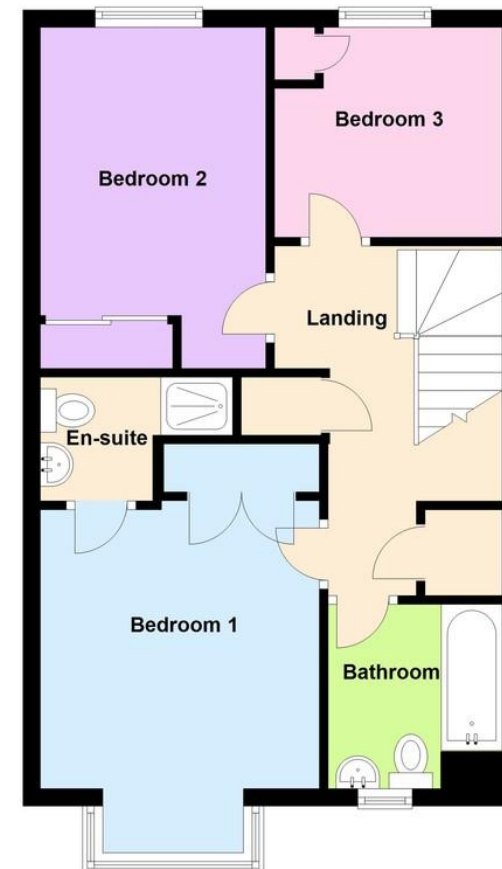
12 Church Path, East Cowes, Isle of Wight, PO32 6RL



## Ground Floor



## First 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](mailto:cowes@hrdiw.co.uk)

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

[www.hrdiw.co.uk](http://www.hrdiw.co.uk)  
Friendly service and local knowledge

Hose  
Rhodes  
Dickson