



Guide Price £425,000
42 CAWS AVENUE, SEAVIEW, ISLE OF WIGHT, PO34 5JX

 **Seafields**

BRIGHT, AIRY, SPACIOUS AND WITHIN GOOD PLOT!

Set within a good sized corner plot, this well proportioned DETACHED HOME is so ideally located within this very tranquil setting - moments from the bus route, local convenience store, lovely rural and coast walkways and the renowned beautiful beaches of Seaview. Offering 3 DOUBLE BEDROOMS (one on the ground floor), the accommodation also comprises a large L-shaped sitting/dining room, fitted kitchen, downstairs cloakroom/wc and a good sized conservatory plus the third bedroom, with the first floor offering 2 further bedrooms (both with ample storage) and a family bathroom. Benefits include GAS CENTRAL HEATING, double glazing, good sized patio/lawned rear and front gardens, DRIVEWAY providing ample parking, plus GARAGE. Offered for sale with NO ONWARD CHAIN, we would highly recommend an early visit to appreciate this appealing residence.

ACCOMMODATION:

Double glazed front door with adjacent window into:

HALLWAY:

An airy and bright carpeted hallway with stairs leading to first floor (with cupboard beneath). Internal obscured windows to the sitting and dining areas - providing additional natural light. Radiator.

DOWNSTAIRS W.C.:

Comprising suite of w.c. and vanity wash basin. Linoleum flooring. Obscured double glazed window to front.

SITTING/DINING ROOM:

A large dual aspect L-shaped carpeted room. The sitting room area offers double glazed windows to front and sliding patio doors to rear. Brick fireplace, stone paved base and fitted fire (not tested). Designated dining area with sliding door to kitchen and return door to hallway.

CONSERVATORY:

Triple aspect conservatory with vaulted opaque roof, double glazed windows and French doors to garden. Radiator. Linoleum flooring. Wall lights.

KITCHEN:

Good sized fitted kitchen comprising range of white gloss fronted cupboard and drawer units with contrasting laminate wood effect work surfaces over incorporating 1.5 bowl sink unit. Appliances include gas hob with eye level double oven; washing machine and dishwasher. Tiled splash backs. Double glazed window and door to Conservatory. Concealed wall mounted Worcester boiler.

BEDROOM 3:

Ground floor carpeted double bedroom with double glazed window to front. Radiator. Range of wardrobe/cupboards.

FIRST FLOOR LANDING:

Bright and airy galleried landing with full width double glazed windows to front. Sliding doors to fitted double airing/storage cupboard housing insulated hot water tank with immersion fitted. Doors to:

BEDROOM 1:

Large carpeted double bedroom with double glazed windows over-looking rear garden. Radiator. Full width fitted wardrobe/cupboards.

BEDROOM 2:

Another carpeted double bedroom with double glazed windows to side. Radiator. Wardrobe within which is further access to eaves storage. Further access to eaves.

BATHROOM:

Suite comprising panelled bath with 'Mira' shower over and folding screen; vanity wash basin and w.c. Tiled surrounds. Radiator. Obscured double glazed window to rear.

GARDENS:

Located on a good sized corner plot, there is a large enclosed wrap around rear garden comprising patio area with the rest being mainly laid to lawn. Timber shed. Gated access x 2 to front.

DRIVEWAY / GARAGE

A long drive provides ample car/boat parking space and leads to garage with up and over door.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Construction: Standard

Council Tax Band: E

Energy Performance Rating: D (66)

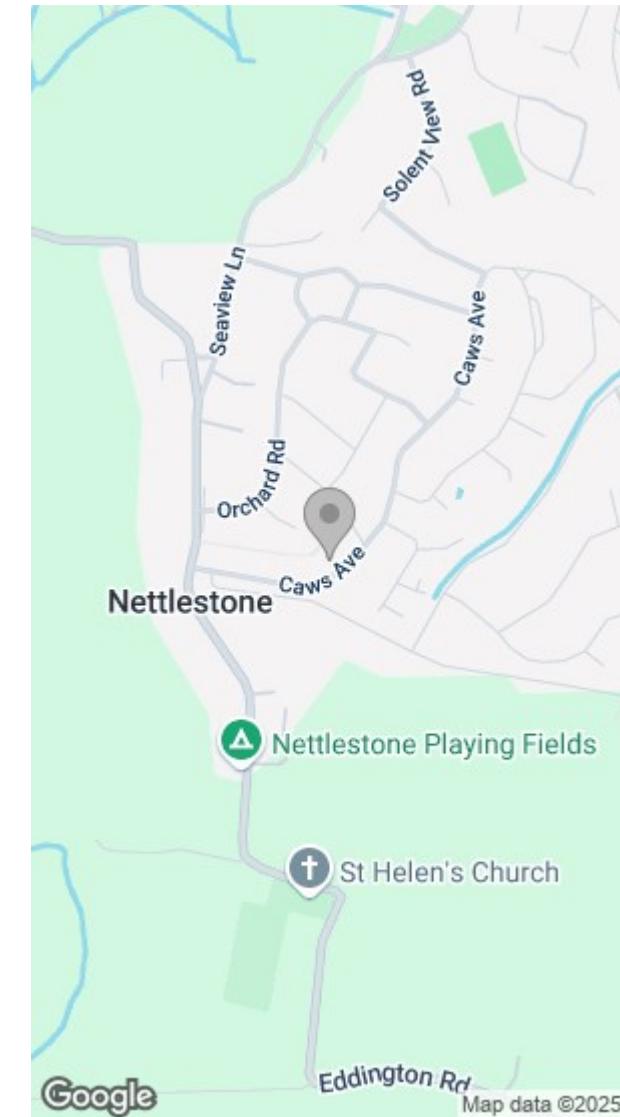
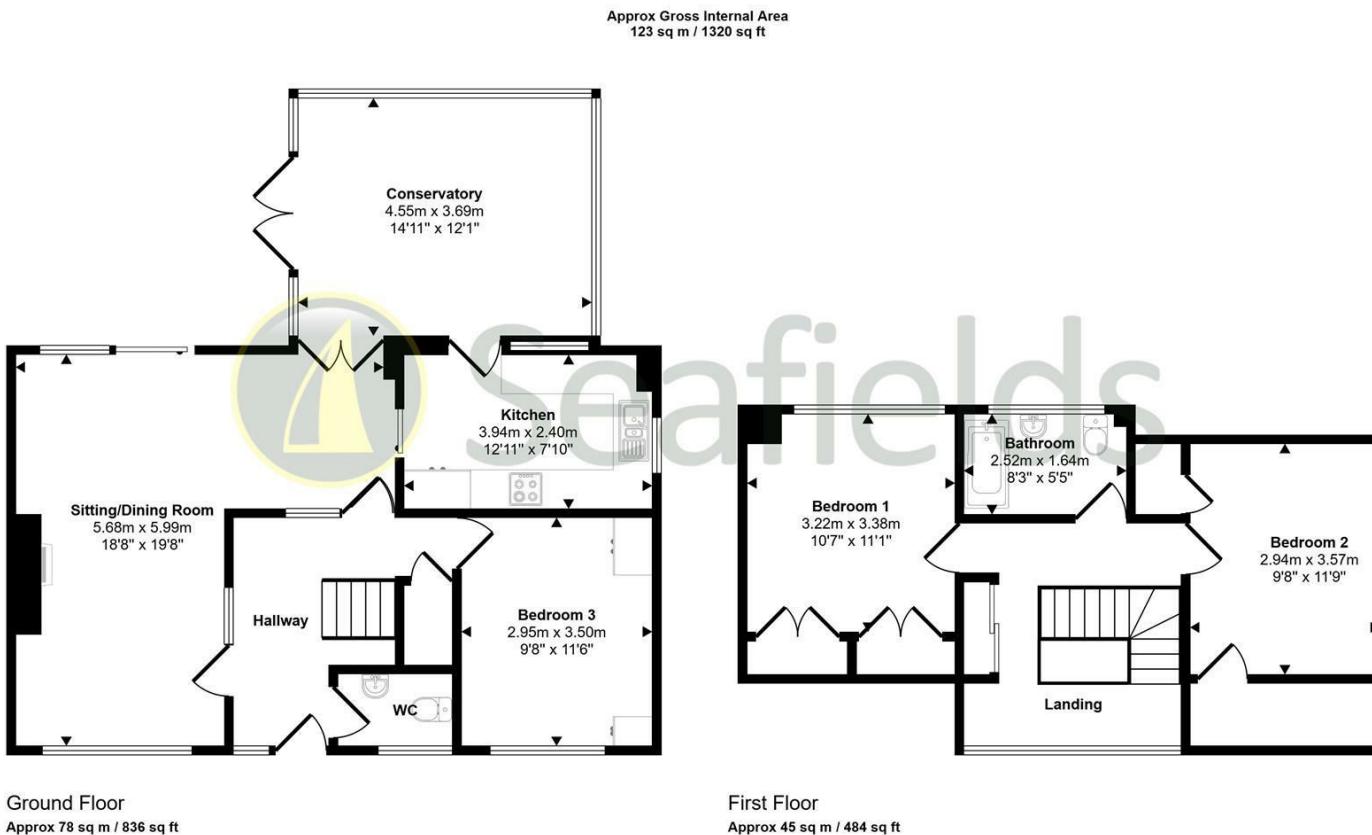
Conservation Area: No

Flood Risk: None

Seller's Position: Chain Free

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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