



£1,595 pcm

92 Sylvan Avenue, East Cowes, Isle of Wight, PO32 6TH



## 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](http://www.environment-agency.gov.uk)
- [www.landregistry.gov.uk](http://www.landregistry.gov.uk)
- [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)
- [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)
- [www.ukradon.org](http://www.ukradon.org)
- [www.fensa.org.uk](http://www.fensa.org.uk)
- [www.nesltd.co.uk](http://www.nesltd.co.uk)
- <http://list.english-heritage.org.uk>

## CONTACT US

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01983 525710

## Book a viewing

There is no substitute to seeing the real thing!  
To arrange a viewing contact one of our team on

01983 525710

[triggio.w.co.uk](http://triggio.w.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		62	
(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	

- Detached Family Home
- Four Double Bedrooms
- Off Road Parking & Garage
- Kitchen with Appliances
- Gas Central Heating & Double Glazing
- Energy Efficient



These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Call 01983 525710 to view this home, or visit [www.triggio.w.co.uk](http://www.triggio.w.co.uk) for more details



### AGENT'S COMMENTS

The location of this spacious four bedroom detached house is always popular being in the ever convenient location of East Cowes and a stone's throw from Osborne House, where popping to the shops is just as easy as it is getting to the Mainland. You will be pleased to find off road parking plus an integral garage for any prized vehicles.

Stepping inside this warm, modern and homely residence, you have a handy porch and hallway in which to hang coats and kick off muddy boots. A cosy living room with bay window which offers a comfortable space to watch a movie and eat a meal. It also has a feature fire place giving a focal point and doors into the conservatory which looks out onto the rear garden and patio. The kitchen is fully equipped with white goods and gives access to the rear garden and there is also a handy downstairs cloakroom. Upstairs, off of the landing, there are four excellent family bedrooms, a large shower room with double shower cubicle and handy storage cupboard. Outside there are gardens front and rear with patio and lawns and a driveway for two cars plus a handy garage.



## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Living Room
- Conservatory
- Kitchen
- Utility Area
- Cloakroom
- Landing

### Master Bedroom

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Shower Room
- OUTSIDE
- Front Garden
- Driveway for 2 cars
- Garage
- Rear Garden