



**£425,000**

31 Victoria Grove, East Cowes, Isle of wight, PO32 6DJ





If you are looking for the perfect family home in a sought after location then look no further ! This truly is an ideal family home, it is within a stones throw from schools, recreational grounds with children's play area, East Cowes town and the seafront. It can be used as a four bedroom or five bedroom with ample room to spare.

This detached chalet bungalow is spacious throughout and comprises of a good size hallway with storage, lounge with patio doors leading out onto the garden, separate dining room, study/ bedroom four, good size kitchen with dining area, utility room and shower room. The first floor comprises three additional bedrooms and bathroom/ shower room wc. Externally there is driveway parking for multiple vehicles, spacious garage with electric up and over door and a good size garden for all the family to enjoy.



The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

This is a fantastic family home, therefore an internal viewing is highly recommended to appreciate what is on offer. Please contact The Wright Estate Agency on 01983 281010.



Lounge	15'11" x 12'10"
Kitchen / Diner	19'3" x 9'8"
Utility	7'4" x 6'10"
Shower Room	7'8" x 5'4"
Bedroom 4 / Study	11'3" x 8'8"
Dining Room	14'5" x 11'1"
Hall	10'2" x 8'5"
Bedroom 2	13'4" x 9'6"
Bedroom 3	9'0" x 6'0"
Bedroom 1	11'5" x 8'3"
Bathroom	14'6" x 13'6"

**Outside**

To the front and side of the property there is a driveway providing off road parking for multiple vehicles. The driveway leads to the spacious garage with electric up and over door, power and light. The enclosed rear garden is good size and mainly laid to lawn. There is also flower beds, mature shrubs, timber shed and large decked area which is ideal for family gatherings.

Garage	23'1" x 11'8"
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**Council Tax**  
Band C

**Services**

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

**Agent Notes**

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.


GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.

1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
estate agency