

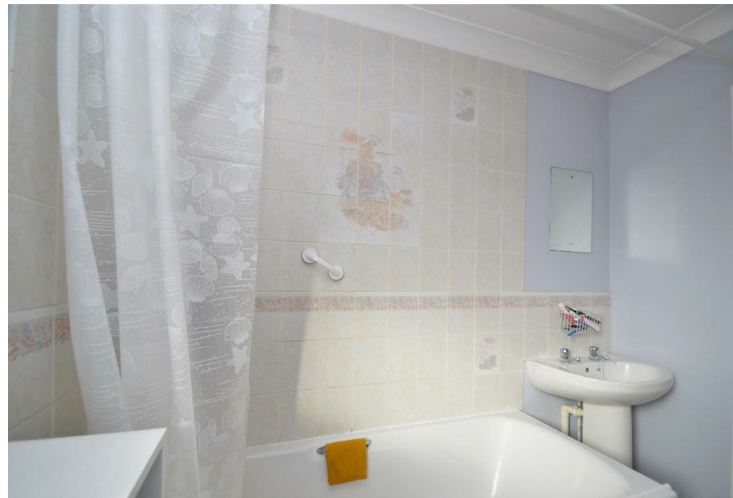
eastcoves@wright-iw.co.uk

wright
estate agency



£239,950

40 Kingslea Park, East Cowes, Isle of Wight, PO32 6JW



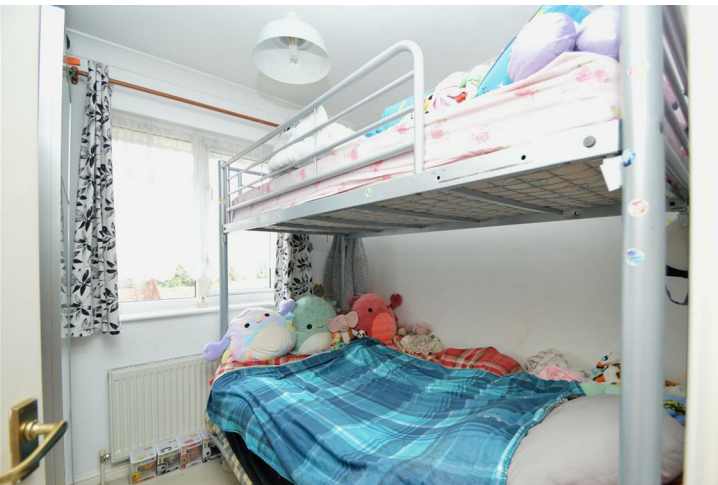


This spacious semi detached family home is situated in a popular cul-de-sac location and within walking distance of local schools, making it an ideal family home or Investment purchase.

The home is well presented throughout and comprises of a porch, welcoming entrance hallway, ground floor wc, lounge, dining area, kitchen with a good range of white fronted units, three bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, off road parking and a good size rear garden.

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 property is a fantastic family home, therefore an internal viewing is highly recommended. Please contact The Wright Estate Agency on 01983 281010.



Porch	4'1" x 5'1"
Entrance Hall	5'8" x 12'5"
Cloakroom WC	
Kitchen	8'2" x 9'4"
Dining Area	8'5" x 9'4"
Living Room	10'11" x 12'5"
Bedroom 1	8'9" x 11'1"
Bedroom 2	8'9" x 10'9"
Bedroom 3	7'10" x 7'3"
Bathroom	7'10" x 7'6"

Outside

To the front of the property there is a driveway providing off road parking. There is also a lawn area and gated access to the rear. The rear garden has a patio area, lawn area and decorative shingle.

Council Tax

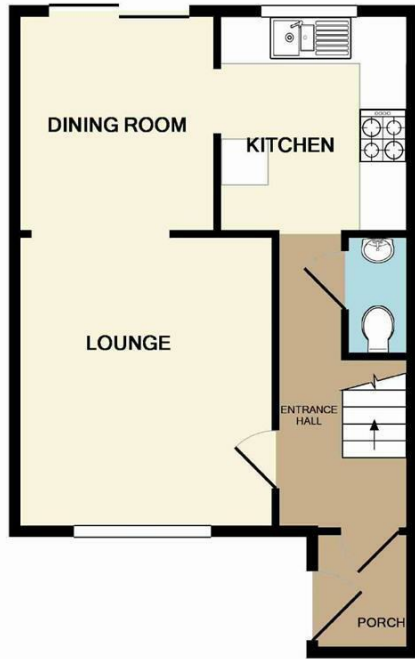
Band D

Services

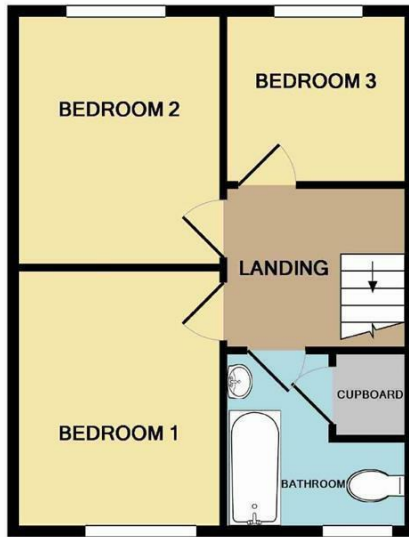
Unconfirmed electric, telephone, mains water and drainage.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		88
(81-91) B	75	
(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 	



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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