



**£379,950**

42 Old Road, East Coves, Isle of Wight, PO32 6AP









This lovely home is a spacious detached residence offering flexible family accommodation set within a very desirable area. This property has some views towards Cowes and boasts off road parking for several cars and garage.

The property is well presented and comprises of a storm porch, welcoming entrance hall, ground floor cloakroom WC, a light and airy kitchen and a lounge with dining area. Continuing to the first floor, there are four good size bedrooms and bathroom wc. Other benefits include double glazing and gas central heating. Externally there is off road parking via the driveway, garage, and gardens to the front and rear.



This is a good opportunity to acquire a substantial family home in the coastal resort of East Cowes, which 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. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Cloakroom WC

Lounge/ Dining Room 14'11" x 23'11"

Kitchen 12'5" x 9'6"

Bedroom 1 14'0" x 9'4"

Bedroom 2 12'10" x 9'3"

Bedroom 3 10'11" x 7'4"

Bedroom 4 12'8" x 10'11"

Bathroom 7'9" x 6'6"

**Outside**

To the front of the property there is a driveway that provides off road parking for several cars. The driveway leads to the garage which has up and over door. There is also a lawn area and a good selection of mature trees and shrubs. The rear garden is a good size and mainly laid to lawn with seating areas, shrubs and gated access to the front.

**Council Tax**

Band D

**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  
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

TOTAL FLOOR AREA: 1402 sq.ft. (130.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>56</b>               |           |
| (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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