



**£249,950**

1 Gracie Mews, 79 St. Davids Road, East Cowes, Isle of Wight, PO32 6EF









Welcome to St. Davids Road, East Cowes - a charming location for this delightful three-bedroom end of terrace house that could be your next dream home! Situated in a peaceful neighbourhood, this property offers the perfect blend of comfort and convenience. As you step inside, you'll be greeted by a spacious interior that is just waiting for your personal touch. The three bedrooms provide ample space for all the family. Please Note - The property is currently tenanted until September 2024

One of the standout features of this property is the off-road parking, ensuring that you never have to worry about finding a space for your vehicle after a long day. This convenience is a rare find and adds to the overall appeal of this lovely home. Families will appreciate the proximity to schools, making the morning school run a breeze. Imagine being able to walk your children to school or having them just a short distance away - it's the kind of convenience that makes daily life that much easier.

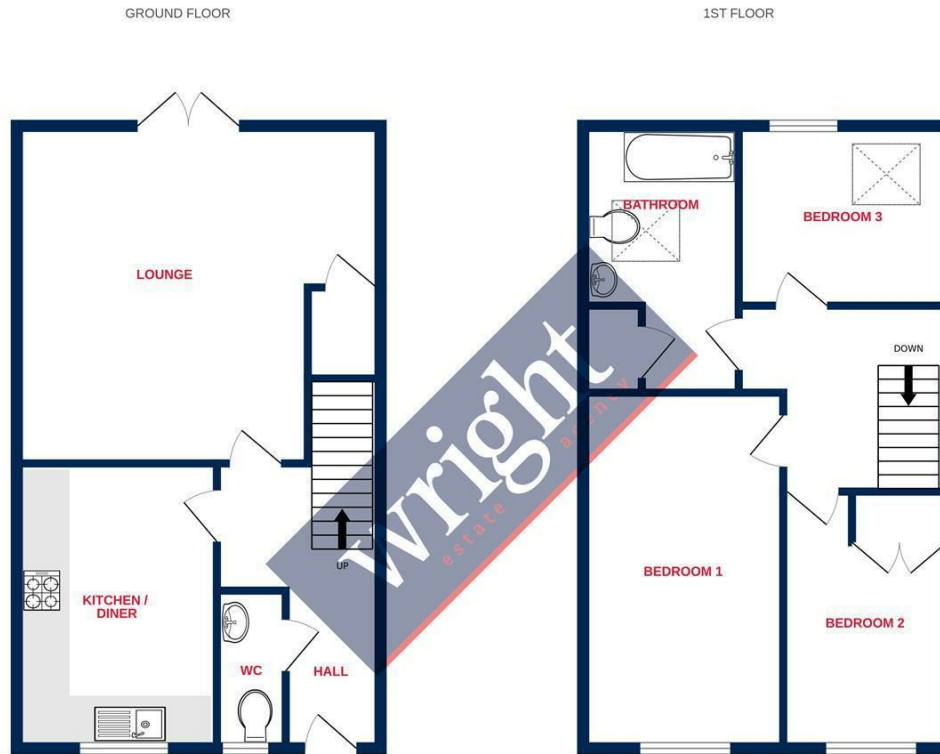


The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely 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.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful community. Contact us today to arrange a viewing and take the first step towards making this house your home sweet home.



Hallway	
Lounge/ Diner	16'3" x 16'0"
Kitchen	11'6" x 8'2"
Cloakroom wc	6'5" x 3'0"
Landing	
Bedroom 1	15'10" x 8'1"
Bedroom 2	12'0" x 7'9"
Bedroom 3	10'0" x 7'1"
Bathroom	10'11" x 5'8"
Outside	
Council Tax Band B	
Services	Unconfirmed gas, electric, telephone, mains water and drainage.
Agents 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.



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>			<b>93</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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 Tombletons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 estate agency