



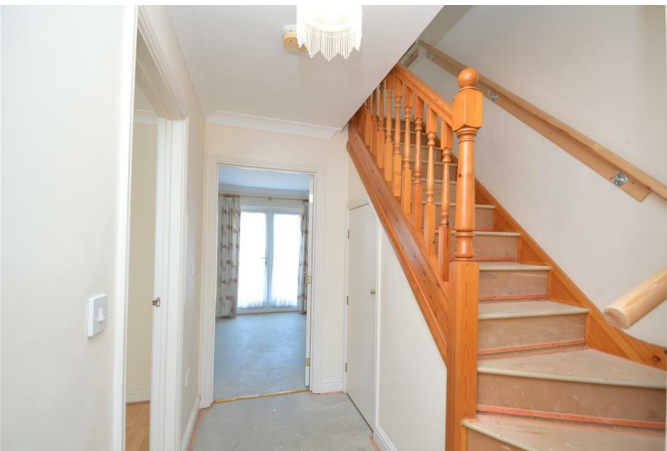
**£249,950**

2 Glamis Gardens, East Cowes, Isle of Wight, PO32 6BQ









Welcome to Glamis Gardens, East Cowes - a charming family home that is sure to capture your heart! This delightful property boasts a bright and airy reception room with access to the garden, kitchen / diner, three good size bedrooms, bathroom and cloakroom wc making it the perfect space for a growing family.

Situated in a peaceful neighbourhood, this house offers a convenient parking space for one vehicle, ensuring you never have to worry about parking after a long day. The property's proximity to schools makes it an ideal choice for families with young children, providing easy access to quality education.

One of the standout features of this lovely home is its good size garden, offering a tranquil retreat where you can relax and unwind. Whether you're hosting a summer barbecue or simply enjoying a cup of tea outdoors, the garden provides the perfect setting for creating lasting memories with your loved ones.

Furthermore, this property is chain-free, allowing for a smooth and hassle-free buying process. Don't miss out on the opportunity to make this house your own and create a lifetime of cherished moments in this ideal family home.

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 a mile away.

<b>Hallway</b>	
<b>Lounge</b>	16'0" x 11'1"
<b>Kitchen/ Diner</b>	14'2" x 8'10"
<b>Cloakroom wc</b>	
<b>Landing</b>	
<b>Bedroom 1</b>	14'0" x 8'11"
<b>Bedroom 2</b>	11'4" x 8'11"
<b>Bedroom 3</b>	11'4" x 6'2"
<b>Bathroom</b>	6'2" x 5'7"

**Outside**

To the front of the property there is a driveway providing off road parking. There is also side access leading to the rear. The rear garden is a good size and mainly laid to lawn with patio area and timber shed.

**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.






GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.

TOTAL FLOOR AREA: 813 sq.ft. (75.5 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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estate agency