



**£255,000**

63 Consort Gardens, East Cowes, Isle of Wight, PO32 6FT





Welcome to Consort Gardens, East Cowes - a charming location perfect for those seeking a tranquil seaside lifestyle. This delightful two bedroom, two bathroom house offers a cozy retreat boasting ample living space.

Situated just a stone's throw away from the seafront, this property is ideal for those who appreciate the calming influence of the ocean. The "lock up and leave" feature ensures peace of mind for those who travel frequently or simply desire a low-maintenance home.

The allocated parking adds convenience to your daily routine, making coming home a breeze. Whether you're looking for your first home or considering an investment opportunity, this property ticks all the boxes.

Step inside to discover a well-presented interior that exudes warmth and comfort. With its modern amenities and thoughtful layout, this house is ready to welcome you home.

Don't miss out on the chance to own a piece of this seaside paradise in Consort Gardens. Book a viewing today and let the sea breeze guide you home.



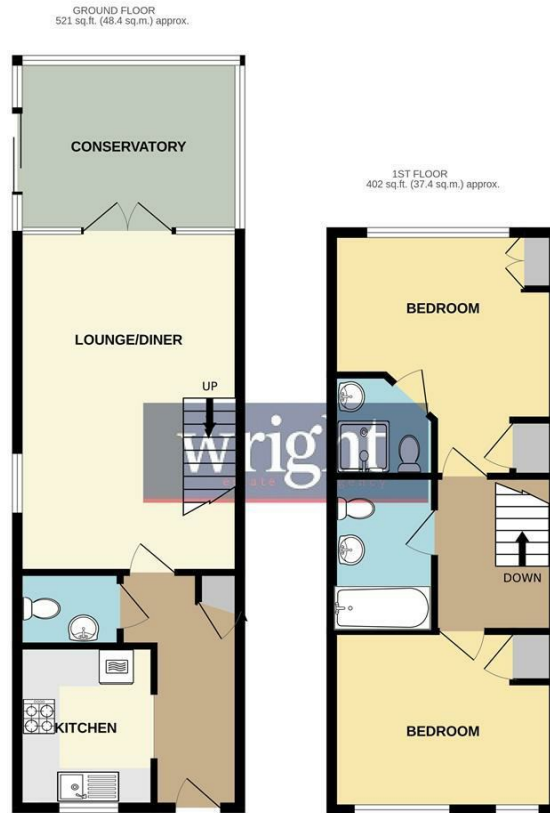
Hallway	
Cloakroom wc	5'9" x 3'10"
Lounge/ Diner	19'1" x 12'9"
Conservatory	9'11" x 9'6"
Kitchen	9'0" x 7'8"
Landing	
Bedroom 1	12'9" x 10'0"
Bedroom 2	12'9" x 10'0"
En-Suite	6'0" x 5'6"
Bathroom wc	7'5" x 5'8"

**Outside**  
Small garden to rear patio and decked area. Joint side access to front. Steps to elevated decking with summer house. The allocated parking is located opposite the property.

**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.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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>	84	85
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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 estate agency