



£365,000

1 Connaught Road, East Cowes, Isle of Wight, PO32 6DR





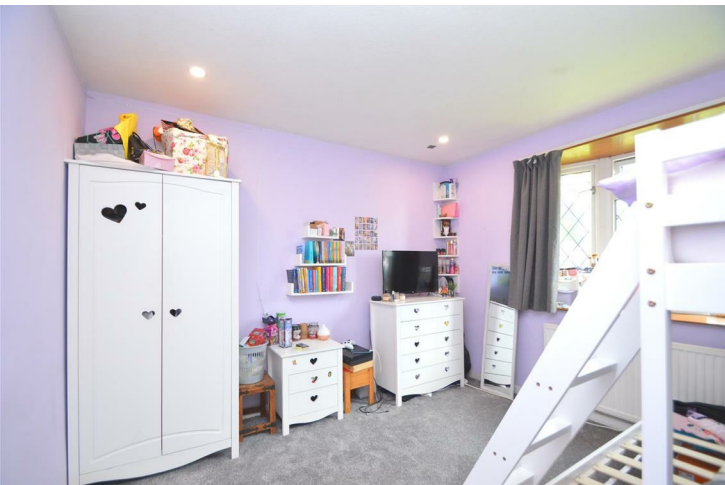
Situated within a desirable residential area of East Cowes, this detached bungalow is close to Queen Victoria's former summer residence, Osborne House and within walking distance of local schools and recreational grounds.

This upgraded and very well presented and spacious home comprises of a storm porch leading to the welcoming hallway, comfortable lounge with large opening that leads to the dining area that boasts views over Cowes, good size modern kitchen with ample units, storage and sink with feature instant boiling water, four good size bedrooms with the master being en suite and additional modern bathroom. Additional features include off road parking for several cars, garage and a private low maintenance garden that is perfect for those family gatherings.



The coastal town 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.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Lounge 16'6" x 11'5"

Dining Room 20'10 x 8'9

Kitchen 12'11 x 10'7

Bathroom 8'4 x 5'7

Bedroom 1 11'5 x 10'10

Bedroom 2 11'7 x 7'8

Bedroom 3 10'9 x 9'3

Bedroom 4 11'0 x 11'5

Ensuite 10'10 x 3'5

Garage 16'9 x 9'7

Outside

To the front of the property there is a driveway providing off road parking for several vehicles. There is also a garage with up and over door, power and light. The front garden also has a lawn with shrubs and open to the side garden. The enclosed rear garden is of a good size and mainly laid to artificial lawn. There is also a timber shed and good size patio ideal for those family gatherings.

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
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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 misstatement. 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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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