



£275,000

11 Hefford Road, East Cowes, Isle of Wight, PO32 6QF





Welcome to this charming bungalow located on Hefford Road in the desirable East Cowes area. This lovely semi-detached property boasts a spacious layout, perfect for comfortable living.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two well-appointed bedrooms, offering ample space for a small family or guests. The kitchen and bathroom are well-maintained and in immaculate condition, adding to the appeal of this delightful home.

This bungalow exudes character and charm while being meticulously cared for, ensuring a comfortable and inviting atmosphere. The property's proximity to the seafront provides a tranquil setting and perfect for those who appreciate coastal living.

One of the standout features of this property is the off-road parking available for several cars, a rare find in this sought-after location. Additionally, the lovely manageable garden offers a peaceful retreat, ideal for enjoying the outdoors and hosting gatherings.

The coastal town of East Cowes has many features that include an array of shops and eateries including Waitrose supermarket, a medical centre and car ferry connections to Southampton. This property truly needs to be viewed to fully appreciate the size and condition on offer.

Don't miss the opportunity to own this beautiful bungalow in East Cowes, a sought-after location that combines convenience, comfort, and coastal living. Contact us today to arrange a viewing and make this charming property your new home.



Hallway	
Lounge/ Diner	13'10" x 9'4"
Kitchen	10'4" x 9'4"
Bedroom 1	12'11" x 11'10"
Bedroom 2	11'10" x 11'3"
Bathroom	

Outside
To the front of the property there is a driveway providing off road parking for 3 cars. There is also a good size lawn area and gated access to the rear. The rear garden has a patio area, good size lawn area with shrubs and summer house.

Council Tax
BAND C

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
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
estate agency