

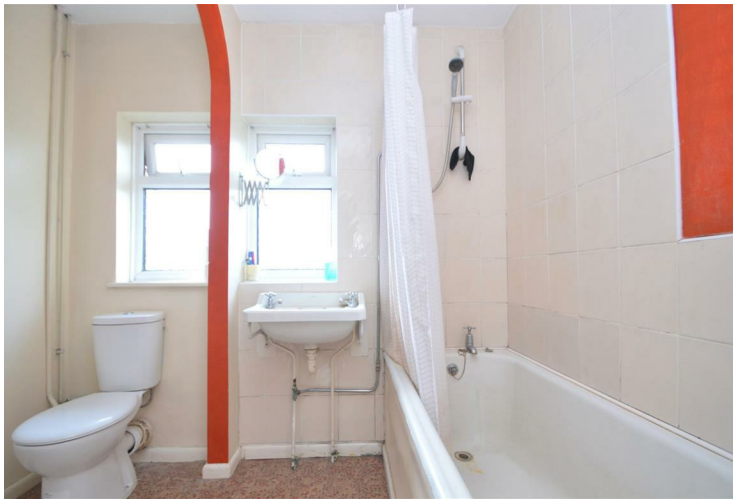
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wright
estate agency



Offers In Excess Of £215,000

15 Meadow Road, East Cowes, Isle of Wight, PO32 6HU





Welcome to Meadow Road, East Cowes - a charming semi detached house that is the epitome of an ideal family home. Situated in a prime location close to schools and recreational grounds, this property offers the perfect setting for a growing family.

One of the standout features of this property is the potential for parking, a rare find in this bustling neighbourhood. Step outside into the good-sized garden, a tranquil oasis where you can unwind and enjoy the fresh air. Whether it's hosting a summer barbecue or simply relaxing with a book, this outdoor space is sure to become a favourite spot for the whole family.

Inside, the house boasts three bedrooms and two reception rooms, providing ample space for both relaxation and entertainment. The layout is perfect for family gatherings or cosy nights in, offering a seamless blend of comfort and style.



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.

Don't miss out on the opportunity to make this house your home. With its convenient location, parking potential, spacious garden, and well-designed interior, this property is a rare find that ticks all the boxes for a modern family lifestyle. Contact us today to arrange a viewing and take the first step towards creating lasting memories in your new home on Meadow Road.



Hallway	
Lounge	13'8" x 13'3"
Dining Room	10'6" x 10'4"
Kitchen	13'5" x 9'3"
Workshop	10'4" x 4'0"
First Floor	
Bedroom 1	13'10" x 10'7"
Bedroom 2	11'9" x 10'0"
Bedroom 3	10'11" x 9'2"
Bathroom	8'0" x 6'10"

Outside

One of the standout features of this property is its large garden, providing an ideal outdoor space for children to play, for gardening enthusiasts to indulge their passion, or for hosting gatherings with friends and family. This garden has it all. The garden comprises seating areas, mature trees and shrubs, storage sheds and good size lawn area.

Council Tax

Band B

Services

Unconfirmed 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
465 sq.ft. (43.2 sq.m.) approx.

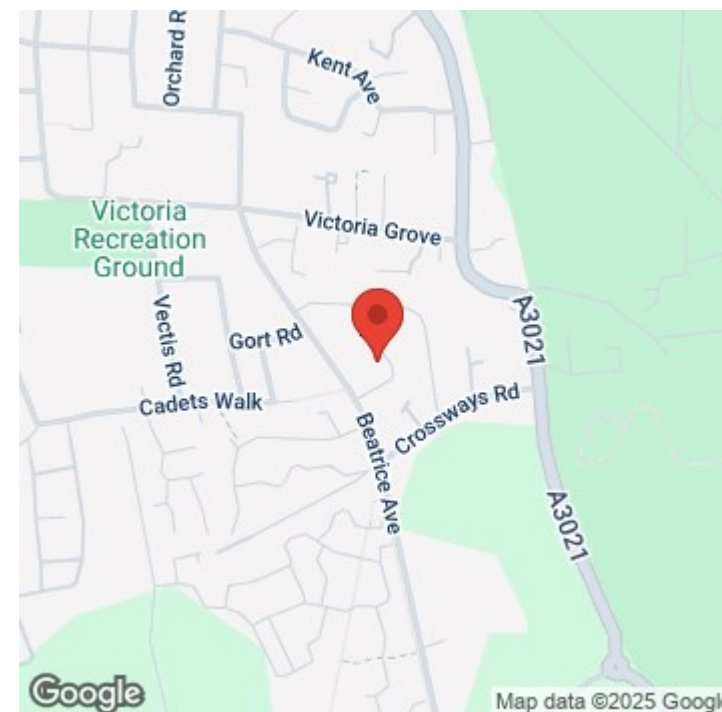
1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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 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		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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