

eastcowes@wright-iw.co.uk

wright  
estate agency

wright  
FOR SALE  
Telephone 01983 28 18 16



**Offers In The Region Of £255,000**

12 Hefford Road, East Cowes, Isle of Wight, PO32 6PU





Welcome to this charming property located in the sought-after area of East Cowes. This delightful detached bungalow boasts two cosy bedrooms, perfect for a small family or those looking for a bit of extra space.

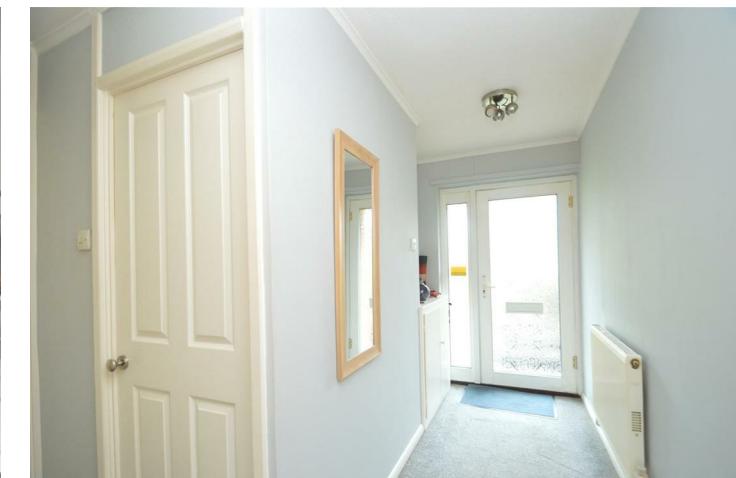
Situated in a popular location, this property offers a unique living experience with the convenience of being close to essential amenities. Imagine being just a stone's throw away from the doctor's surgery, Waitrose for your grocery needs, and the serene seafront for leisurely strolls.

One of the standout features of this property is the garage and off-road parking, ensuring that you never have to worry about finding a parking spot after a long day. The good-sized garden is a lovely addition, providing a tranquil space for outdoor activities or simply enjoying a cup of tea in the fresh air.



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 property your new home. With its prime location and desirable features, this East Cowes gem is sure to capture your heart.



## Hallway

## Lounge

16'8" x 12'0"

## Kitchen

9'11" x 8'6"

## Bedroom 1

12'3" x 10'1"

## Bedroom 2

12'5" x 9'6"

## Bathroom

6'2" x 5'4"

## Garage

15'0" x 9'0"

## Outside

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

## 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 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 indicative 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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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	83	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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