



Offers In Excess Of £200,000

15 Grange Road, East Cowes, Isle of Wight, PO32 6EA





Welcome to this charming property located on Grange Road in the delightful area of East Cowes. This mid-terrace house boasts two reception rooms, three bedrooms, and one bathroom, making it an ideal choice for a first-time buyer looking for a cozy home to call their own.

With ample living space, this property offers spacious accommodation that is perfect for comfortable living. The well-presented interior is sure to impress, providing a warm and inviting atmosphere for you to relax and unwind in.

One of the highlights of this lovely home is its good-sized garden, where you can enjoy outdoor activities, entertain guests, or simply bask in the tranquillity of your own private outdoor space. Additionally, being close to schools and recreational grounds, this property offers convenience and accessibility for families with children or those who enjoy outdoor pursuits.



The coastal resort 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 a mile away.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your new home.

Please note this property is currently under a professional treatment plan for Japanese notweed, please contact the Wright Estate Agency for further details.



Lounge	14'7" (into bay) x 12'0"
Kitchen/ Diner	11'10" x 11'10"
Utility Area	
Bathroom	6'4" x 7'7"
First Floor	
Bedroom 1	12'0" x 11'10"
Bedroom 2	12'0" x 8'11"
Bedroom 3	11'10" x 7'6"

Outside

The enclosed rear garden provides a peaceful outdoor space where you can relax and unwind. Whether you're enjoying a morning coffee or hosting a summer barbecue, this garden is the perfect setting for any occasion. The garden comprises a lawn area, shrubs, patio area which is ideal for those family gatherings and timber storage shed. There is also a external storage room and gated right of way access.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	
(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	



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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