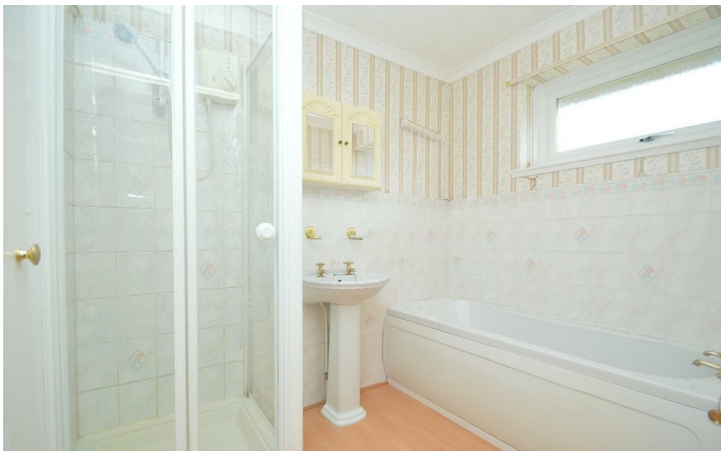




£330,000

2 St. James Close, East Cowes, Isle of Wight, PO32 6PP





Welcome to St. James Close, East Cowes - a charming and perfect family home awaiting its new owners! This delightful detached house boasts two reception rooms, three good size cosy bedrooms, kitchen with access to the garden and a well-appointed bathroom, making it an ideal space for a growing family to thrive.

Situated in a sought after cul-de-sac location, this property has been owned by the same family since new, making this a unique opportunity to be only the second to call it home. The large garden is a haven for children to play and explore, providing a safe and secure outdoor space for the whole family to enjoy.

Conveniently located close to schools, doctors, and the picturesque seafront, this home offers both comfort and practicality. Imagine the joy of living in a peaceful neighbourhood while having essential amenities within easy reach.



This is a great opportunity to acquire a spacious home in the coastal resort of East Cowes, which 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 half a mile away.

Don't miss out on the chance to make this house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and step into the beginning of your new chapter in this lovely East Cowes home.



Hallway

Ground Floor wc 6'0" x 3'10"

Lounge 13'3" x 12'6"

Dining Room 9'10" x 8'2"

Kitchen 11'6" x 8'5"

First Floor

Bedroom 1 11'7" x 10'0"

Bedroom 2 10'2" x 9'11"

Bedroom 3 9'10" x 8'3"

Bathroom 7'10" x 5'10"

Separate wc

Off Road Parking

To the side of the property is a driveway which provides off road parking for several cars

Outside

The large garden is a haven for children to play and explore, providing a safe and secure outdoor space for the whole family to enjoy. The garden comprises lawn area, growing area, timber shed and shrubs.

Council Tax

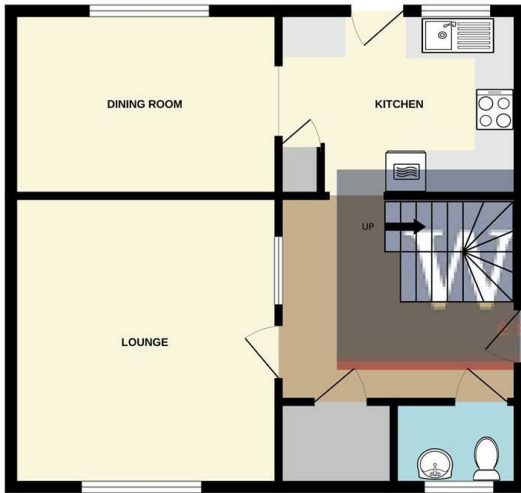
Services

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
555 sq.ft. (51.6 sq.m.) approx.

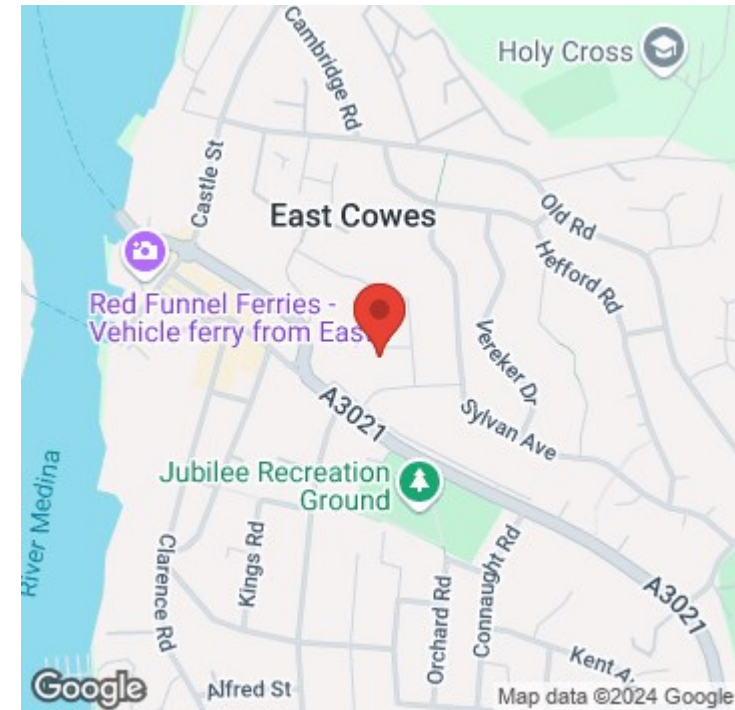
1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F	11	
(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