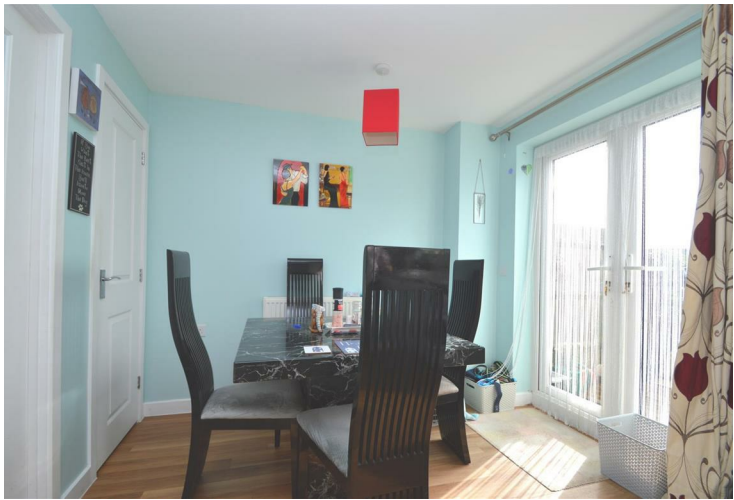
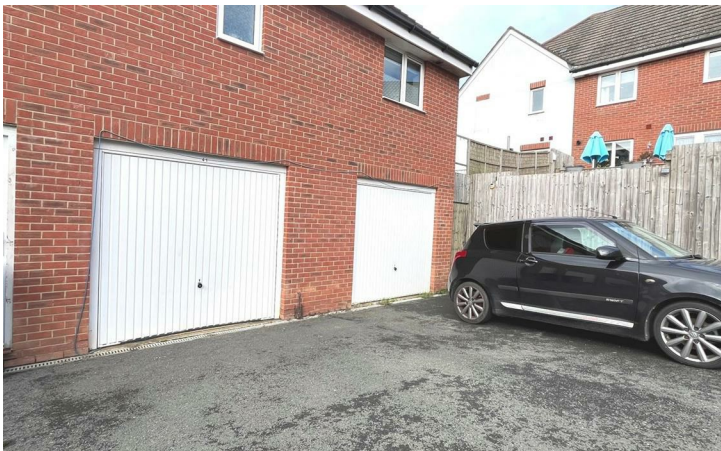




**£237,500**

41 Captains Parade, East Cowes, Isle of Wight, PO32 6GU





Welcome to Captains Parade, East Cowes - a charming terraced house that is the epitome of an ideal family home. This property boasts three bedrooms, perfect for a growing family, along with two bathrooms to ensure convenience and comfort for all.

Situated in a traffic-free location, this home offers a peaceful and safe environment for you and your loved ones. The garage at the rear of the property provides secure parking and additional storage space, a rare find in this area.

Families will appreciate the proximity to schools, making the morning school run a breeze. The modern design of the house ensures low maintenance living, allowing you to spend more time enjoying your new home and less time on upkeep.

This is a great opportunity to acquire a fantastic 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 opportunity to own this wonderful property in East Cowes - a perfect blend of comfort, convenience, and modern living.



Cloakroom wc	5'8" x 2'9"
Lounge	17'1" x 15'1"
Kitchen/ Diner	
Landing	
Bedroom 1	12'2" x 8'7"
En-suite	
Bedroom 2	10'2" x 8'7"
Bedroom 3	
Bathroom	6'3" x 5'6"

#### Garage and Parking

At the rear of the property there is a garage with up and over door.

#### Outside

The rear garden is tiered and laid to decorative shingle making this a low maintenance garden. There is also a good selection of shrubs and timber decking.

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

#### Council Tax

Band B

#### Additional Information

Communal greenbelt charge of £300.00 per annum.

#### 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.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 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) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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