

eastcowes@wright-iw.co.uk

wright
estate agency



£349,500

1 Britannia Way, East Cowes, Isle of Wight, PO32 6EG





Nestled in the desirable cul-de-sac of Britannia Way, East Cowes, this charming detached family home offers an ideal setting for modern family living. With four spacious bedrooms and two well-appointed bathrooms, this property provides ample space for both relaxation and privacy.

The two inviting reception rooms are perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is designed to cater to the needs of a growing family, ensuring comfort and convenience throughout.

Outside, the property boasts a good-sized garden, providing a wonderful space for children to play or for hosting summer barbecues. Additionally, the garage and parking facilities offer practicality and ease for busy family life.



Situated close to local schools, this home is perfectly positioned for families seeking a community-oriented environment. With its blend of space, comfort, and a prime location, this property is an excellent choice for those looking to settle in East Cowes. Don't miss the opportunity to make this delightful house your new family home.

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.



Porch	
Lounge	15'7" x 13'8"
Dining Room	8'7" x 7'8"
Conservatory	11'10" x 8'11"
Kitchen	9'6" x 9'4"
Utility Room	
Cloakroom	
First Floor	
Bedroom 1	13'5" x 10'2"
En-Suite	
Bedroom 2	11'10" x 8'7"
Bedroom 3	8'9" x 8'5"
Bedroom 4	9'3" x 6'9"
Shower room	
Outside	
Parking	
To the front of the property there is a driveway providing off road parking. The driveway leads to the garage which has an electric up and over door, power and light.	
Council Tax	
Band D	
Tenure	
Freehold	

Services
Mains Drainage, Water, Gas and Electric

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		73
(55-68) D	63	
(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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