

eastcowes@wright-iw.co.uk

wright  
estate agency



**£225,000**

15 Kingslea Park, East Cowes, Isle of Wight, PO32 6JW









Nestled in the charming area of Kingslea Park, East Cowes, this delightful house presents an excellent opportunity for first-time buyers or savvy investors. The property is situated in a popular location, conveniently close to local schools and recreational grounds, making it an ideal choice for families and those who enjoy outdoor activities.

As you step inside, you will find the home to be immaculate throughout, showcasing a well-maintained interior that is ready for you to move in and make your own. The layout is thoughtfully designed to maximise space and comfort, ensuring a welcoming atmosphere for both residents and guests.

One of the standout features of this property is the off-road parking, which accommodates two cars, providing convenience and peace of mind. Additionally, the garden offers a lovely outdoor space, perfect for relaxing or entertaining during the warmer months.

This house in Kingslea Park is not just a property; it is a wonderful place to call home. With its prime location, excellent condition, and ample parking, it is sure to attract interest. Do not miss the chance to view this exceptional opportunity.

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 one mile away.



Hallway	
Lounge	15'2" x 11'1"
Kitchen/ Diner	15'1" x 8'9"
First Floor	
Bedroom 1	11'8" x 10'4"
Bedroom 2	10'0" x 8'3"
Bathroom	6'6" x 5'4"

**Outside**  
The front garden has a decorative shingle area with shrubs. The enclosed rear garden has a patio area, shrubs and timber shed.

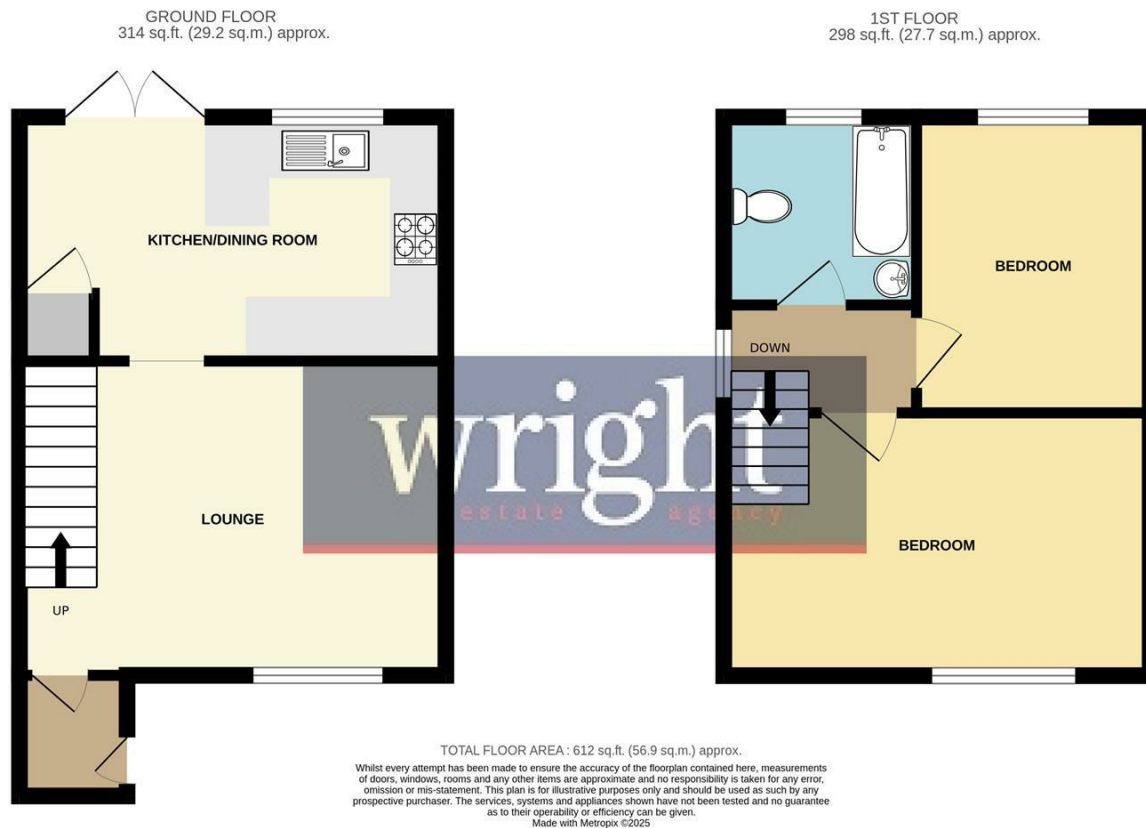
**Parking**  
To the front of the property there is a driveway providing off road parking for two cars.


**Council Tax**  
Band B

**Tenure**  
Freehold

**Services**  
Mains water, Drainage, 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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