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wright
estate agency



£320,000

27 Osborne Heights, East Cowes, Isle Of Wight, PO32 6FE





Welcome to this charming semi detached house located in the sought-after cul-de-sac of Osborne Heights, East Cowes. This very well presented property is ideal for families looking for a peaceful and safe neighbourhood, close to schools and the picturesque seafront.

As you arrive, you'll be greeted by a garage and driveway, providing convenient parking for you and your guests. The house itself is perfect for family living, offering ample space and comfort for all. The accommodation comprises entrance hall, cloakroom wc, spacious lounge, kitchen/ diner with a new kitchen and access to the garden, three bedrooms with master en-suite and family bathroom.

One of the highlights of this property is the lovely rear garden, complete with a delightful summer house. Imagine spending sunny afternoons relaxing in your own private outdoor oasis, perfect for entertaining friends and family or simply unwinding after a long day.

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 make this house your home. With its ideal location, family-friendly features, and charming garden, this property in Osborne Heights is sure to capture your heart.



Hallway	
Cloakroom wc	6'5" x 2'11"
Lounge	17'8" x 14'7"
Kitchen/ Diner	14'6" x 9'0"
Landing	
Bedroom 1	13'5" x 8'5"
En-Suite	8'6" x 4'3"
Bedroom 2	10'8" x 8'1"
Bedroom 3	8'8" x 5'9"
Bathroom	6'1" x 5'6"

Outside

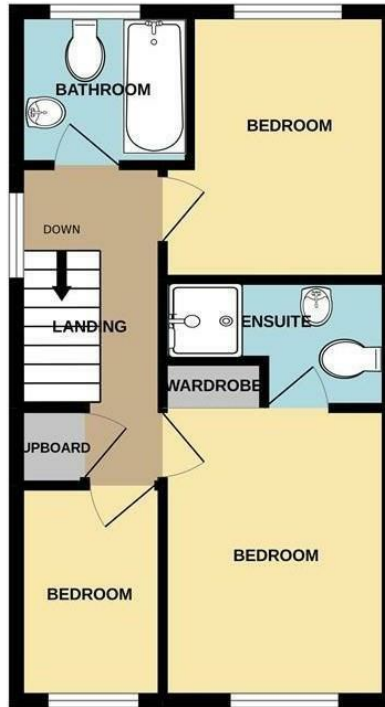
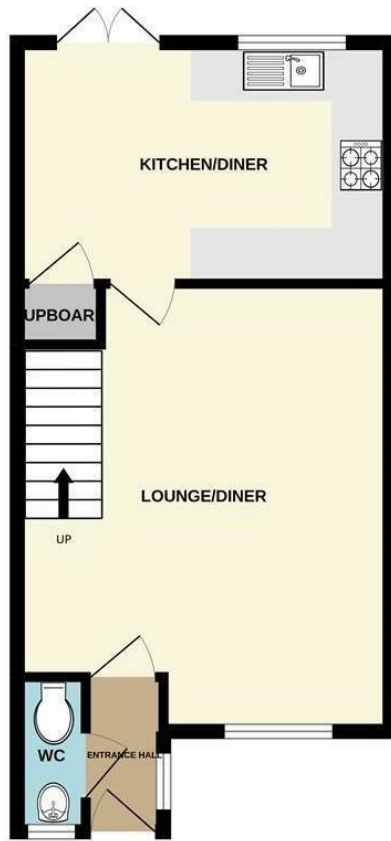
To the side of the property is the driveway which provides off road parking for 1 car and leads to the garage which has up and over door. The front garden has been landscaped for low maintenance, it has a paved area and decorative shingle to the opposite side. The front garden also has an electrical car charging point. The enclosed rear garden is a perfect place to enjoy those family gatherings, it comprises a seating area, artificial lawn, summer house and gated access to the side.


Council Tax
Band C

Additional Information
Management Fee for Communal Areas - £143.00 per annum

Services
Mains gas, electric, telephone, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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