

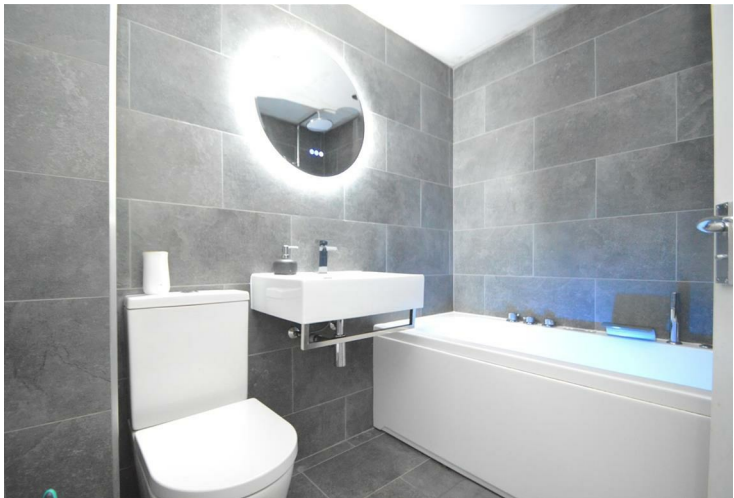
eastcowes@wright-iw.co.uk

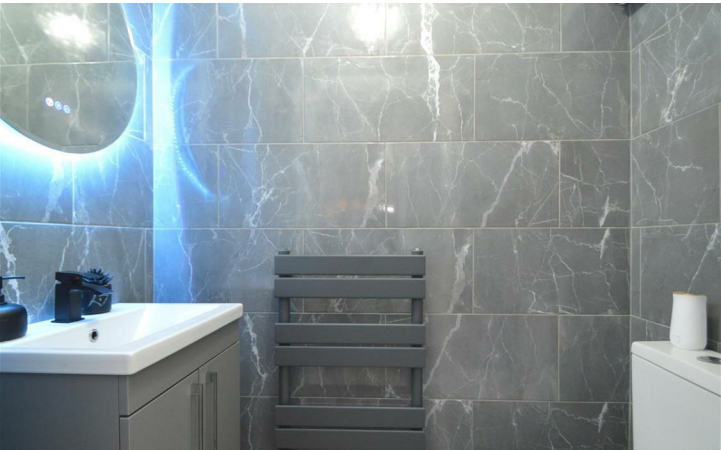
wright
estate agency



£245,000

54 Captains Parade, East Cowes, Isle of Wight, PO32 6GT





Viewing Highly Recommended ! Set in the sought-after area and traffic free location of Captains Parade, East Cowes, this immaculate mid-terrace house presents an ideal opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining. the modern kitchen and modern cloakroom wc completes the ground floor.

This immaculate home features a well-appointed and very modern bathroom, ensuring that all family needs are met with ease. One of the standout features of this property is the provision for parking, with space available for two vehicles, a rare find in such a popular location. The rear garden is low maintenance and ideal to enjoy those Al Fresco evenings.

Families will appreciate the proximity to schools catering to all ages, making the morning school run a breeze. The surrounding area is vibrant and welcoming, providing a sense of community that is often sought after but hard to find.

This property is not just a house; it is a perfect family home, ready for you to move in and make your own. With its immaculate condition and desirable location, this home is sure to attract interest. Do not miss the chance to view this delightful property in East Cowes, where comfort and convenience come together beautifully.

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 under a mile away.



Hallway	
Lounge/ Diner	15'3" x 13'9"
Kitchen	9'8" x 6'11"
Cloakroom wc	5'6" x 2'10"
First Floor - Landing	
Bedroom 1	14'2" x 9'3"
Bedroom 2	9'6" x 7'7"
Bedroom 3	9'5" x 5'10"
Bathroom	8'11" x 5'5"

Outside

The rear garden has been landscaped and comprises a sunny patio area, artificial lawn area and raised decking. There is also gated access leading to the rear.

Parking

Two allocated spaces located at the rear of the property.

Council Tax

Band C

Additional Information

Communal greenbelt charge - £300.00 per annum

Tenure

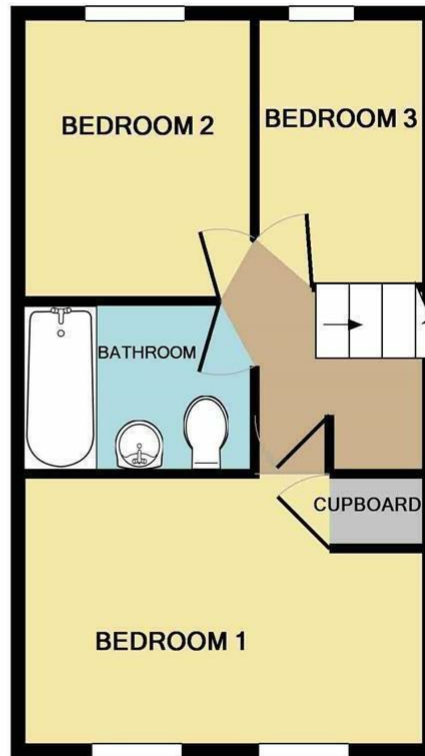
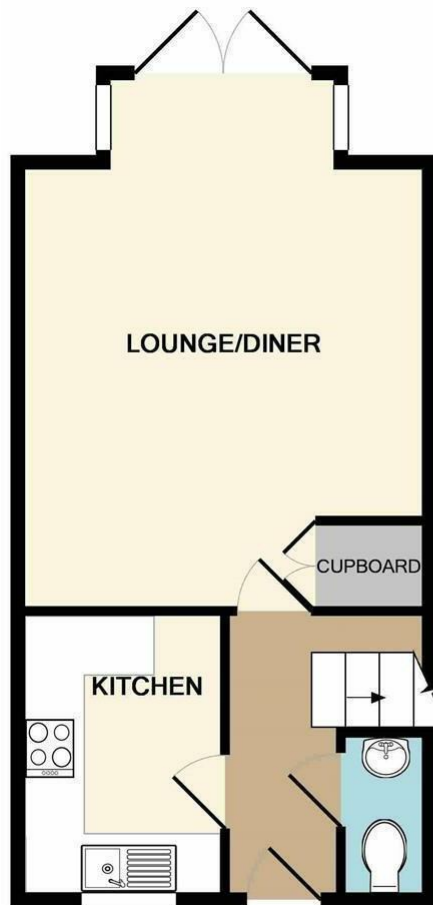
Freehold

Services

Mains water, drainage, electric and gas

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 fitments, 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	78	83
(55-68) D		
(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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