

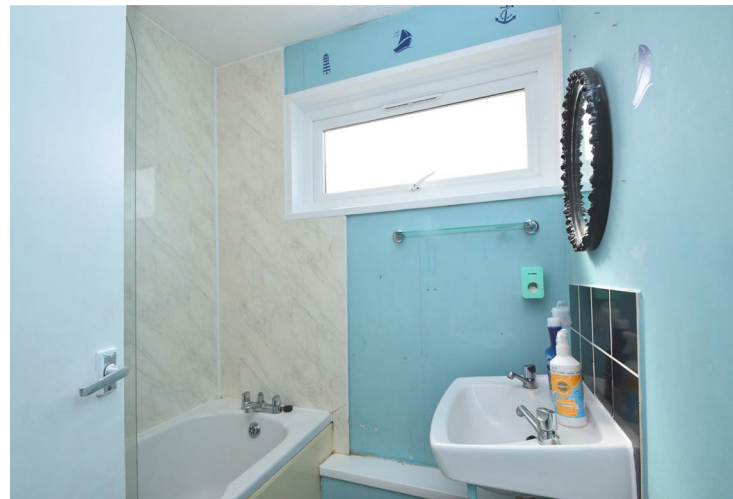
eastcoves@wright-iw.co.uk

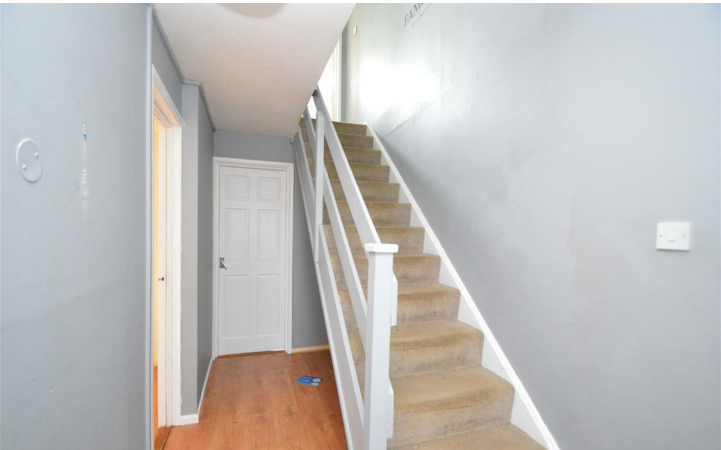
wright
estate agency



£175,000

31 Vectis Road, East Cowes, Isle Of Wight, PO32 6HG





Situated on Vectis Road in the charming town of East Cowes, this end-terrace house presents an excellent opportunity for those seeking a family home. With three well-proportioned bedrooms, two inviting reception rooms, kitchen and bathroom this property offers ample space for both relaxation and entertaining.

The house features a garden, perfect for enjoying the outdoors or for children to play. Its proximity to local schools and recreational grounds makes it an ideal choice for families, ensuring that essential amenities are just a short distance away.

While the property is in need of modernisation, this presents a wonderful chance for buyers to put their own stamp on the home and create a living space that reflects their personal style. Being chain-free adds to the appeal, allowing for a smoother transition into your new home.



This property is particularly suited for first-time buyers looking to invest in a home with great potential. With a little vision and effort, this house can be transformed into a delightful family residence. Don't miss out on the chance to make this house your home in East Cowes.

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 half a mile away.



Hallway	
Lounge	14'7" x 11'6"
Dining Room	9'1" x 8'5"
Kitchen	8'5" x 8'0"
First Floor - Landing	
Bedroom 1	13'8" x 8'9"
Bedroom 2	9'5" x 7'3"
Bedroom 3	9'8" x 6'6"
Bathroom	5'5" x 5'4"

Separate wc

Outside
The rear garden is low maintainance with concrete areas and artificial lawn. There is also storage.

Council Tax
Band B

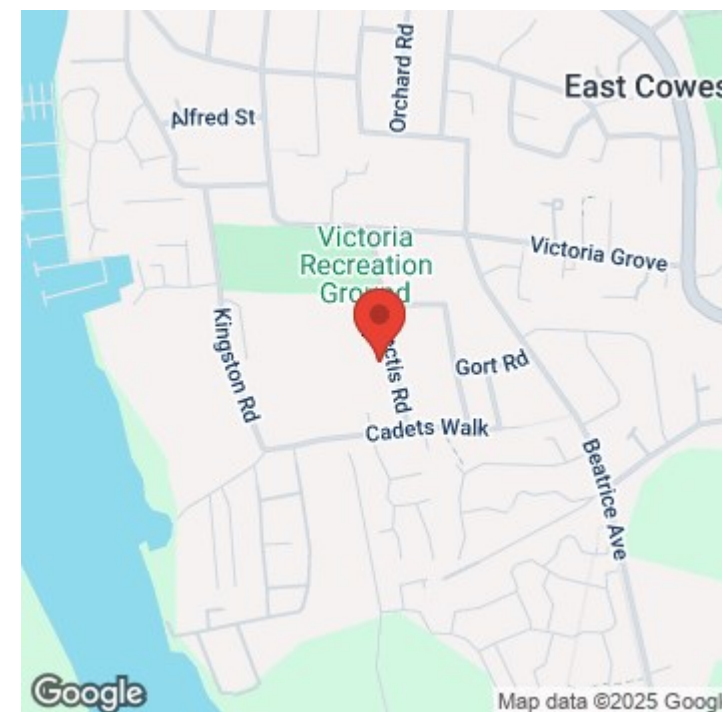
Tenure
Freehold

Services
Mains water, drainage 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 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		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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