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wright
estate agency



£265,000

63 Grange Road, East Cowes, Isle of Wight, PO32 6DY





Located on Grange Road in the town of East Cowes, this delightful semi-detached house presents an excellent opportunity for first-time buyers and families alike. The property has been thoughtfully updated by the current owners, ensuring a modern and inviting atmosphere throughout.

Boasting three well-proportioned bedrooms, this home provides ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and appealing, making it easy to envision your life in this lovely abode.

One of the standout features of this property is the rear garden of good size, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. This garden is a blank canvas, ready for you to create your own personal oasis.

With its modern updates and family-friendly layout, this house is not just a place to live, but a home where memories can be made. Whether you are looking to settle down or invest in a property that offers both comfort and potential, this semi-detached house on Grange Road is a fantastic choice. Don't miss the chance to make it your own.



Front Door To

Hallway

Lounge 11'10" x 11'10" squared off

Kitchen Diner 18'1" x 12'2"

Rear Porch

Lavatory 5'0" x 2'9"

Stairs to

Landing

Bedroom 1 11'11" x 10'1"

Bedroom 2 12'2" x 10'0"

Bedroom 3 8'6" x 6'5"

Bathroom 8'3" x 5'6"

Garden

The rear garden benefits from a raised decking area perfect for garden furniture. There is a grass lawn, raised flower bed, part timber and brick potting shed, timber shed, and green house. The garden is enclosed with fencing on the rear and right boundary and part fencing part hedging on the left hand boundry, Side access to fron on Right hand of property.

Tenure

Freehold

Council Tax

Band C

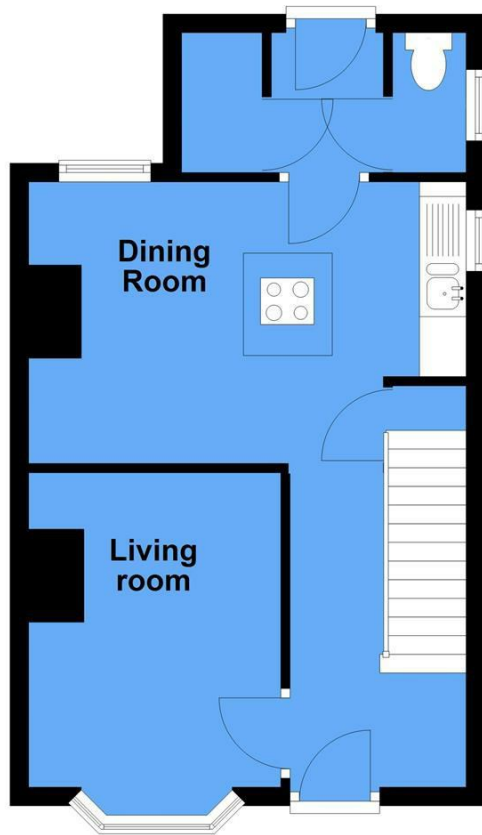
Services

Unconfirmed mains gas, mains electric, mains drains, telephone line.

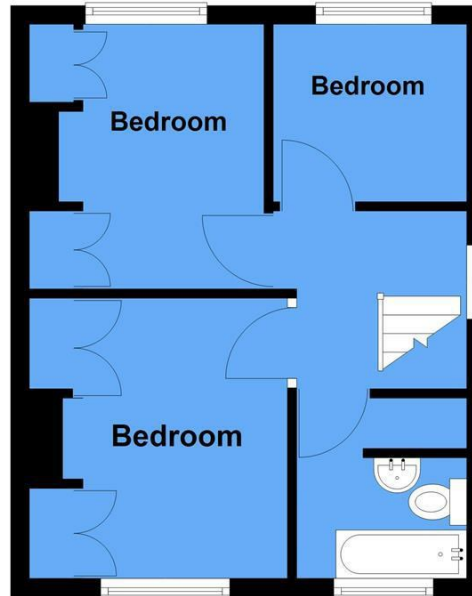
Agents Notes

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.

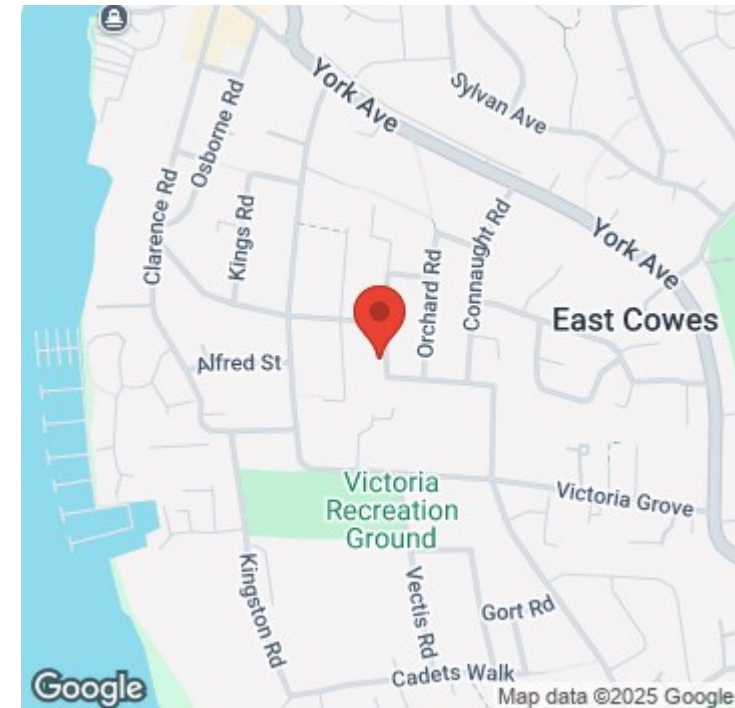
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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