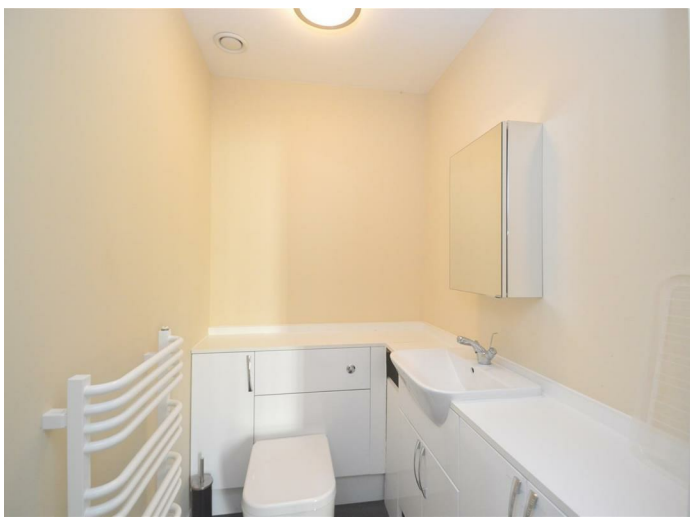




£295,000

22 Church Path, East Cowes, Isle of Wight, PO32 6RL





Set in the charming area of Church Path, East Cowes, this delightful Chain free modern house offers a perfect blend of comfort and convenience. Built in 2012, the property is both spacious and light, providing ample space for both relaxation and entertaining.

The property benefits from a bright and airy lounge/ diner, with access to the garden, ideal for family gatherings or quiet evenings in. There is a modern well appointed kitchen and the house boasts three well-proportioned bedrooms, making it an excellent choice for first-time buyers or small families. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

One of the standout features of this property is the private rear garden perfect for enjoying sunny afternoons or hosting barbecues with friends. Additionally, the property includes a driveway and garage, providing convenient off-street parking and extra storage space.



Being chain-free, this home offers a smooth transition for prospective buyers, allowing for a quicker move-in process. With its modern design and practical layout, this house is not only a wonderful place to live but also a smart investment for the future. Don't miss the opportunity to make this lovely property your new home.

The coastal town 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	
Cloakroom wc	5'10" x 4'4"
Kitchen	10'5" x 8'10"
Lounge Diner	17'6" x 15'8"
Stairs	
Landing	
Bedroom 1	10'5" x 10'0"
En-suite	4'4" x 4'3"
Bedroom 2	13'1" x 8'7"
Bedroom 3	8'7" x 8'3"
Bathroom	7'1" x 6'9"

Garden
The rear garden is enclosed with fencing and is mostly flat being laid to lawn with flower beds bordering. There is a graveled seating area and rear access to the garage.

Garage
Electric door, power and light.

Parking
There is driveway parking to the side of the property.

Council Tax
Band - C

Tenure
Freehold

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

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	77	77
(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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