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wright
estate agency



£255,000

30d Kingslea Park, East Cowes, Isle of Wight, PO32 6JW





Located in the charming Kingslea Park area of East Cowes, this immaculate mid-terrace house presents an exceptional opportunity for families and professionals alike. With three well-proportioned bedrooms, two modern bathrooms, utility room and cloakroom wc this property is both practical and inviting.

Upon entering, you will be greeted by a deceptively spacious reception room that flows seamlessly into a newly fitted kitchen, perfect for both cooking and entertaining. The immaculate condition of the home is evident throughout, with fresh finishes that enhance its appeal. The newly renovated bathroom and en suite add a touch of luxury, ensuring comfort for all residents.

Outside, the property boasts a lovely low maintenance garden, ideal for enjoying the outdoors or hosting gatherings. Additionally, there is convenient parking available for two vehicles, a rare find in such a desirable location.



Situated in a quiet cul-de-sac, this home is conveniently close to local schools, making it an excellent choice for families. With its blend of modern amenities and a peaceful setting, this property is sure to attract those seeking a comfortable and stylish living space in East Cowes. Don't miss the chance to make this delightful house your new home.

This is a great opportunity to acquire a spacious home in the coastal resort of East Cowes, which 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 18'2" x 10'9"

Kitchen/ Diner 18'2" x 9'7"

Utility Room 6'7" x 3'8"

Cloakroom wc 5'6" x 3'2"

First Floor - Landing

Bedroom 1 13'10" x 13'1"

En-Suite 8'11" x 3'0"

Bedroom 2 13'10" x 12'2"

Bedroom 3 9'10" x 8'0"

Bathroom 8'2" x 5'1"

Outside

The rear garden is mainly laid to artificial lawn for a low maintenance feel. There is also a decked area for seating, childrens play house and side access providing storage.

Parking

Two allocated spaces located to the front of the property. There is also electric car charging point.

Tenure

Freehold

Council Tax

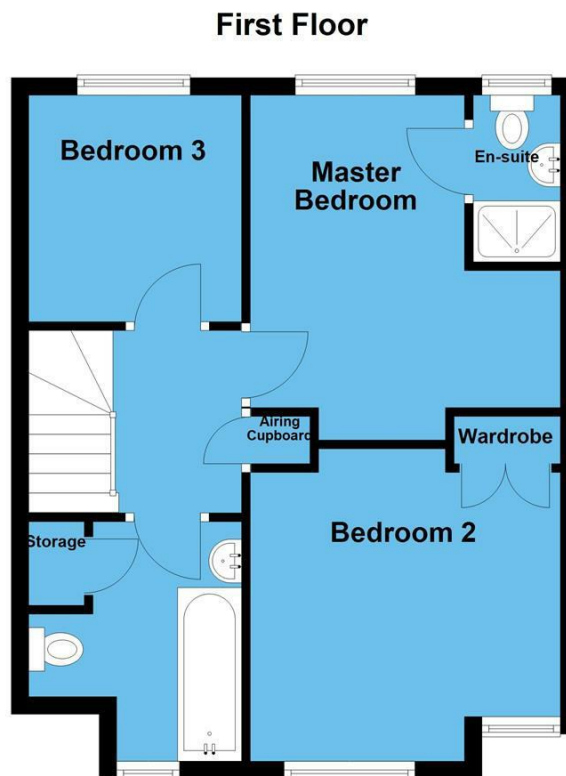
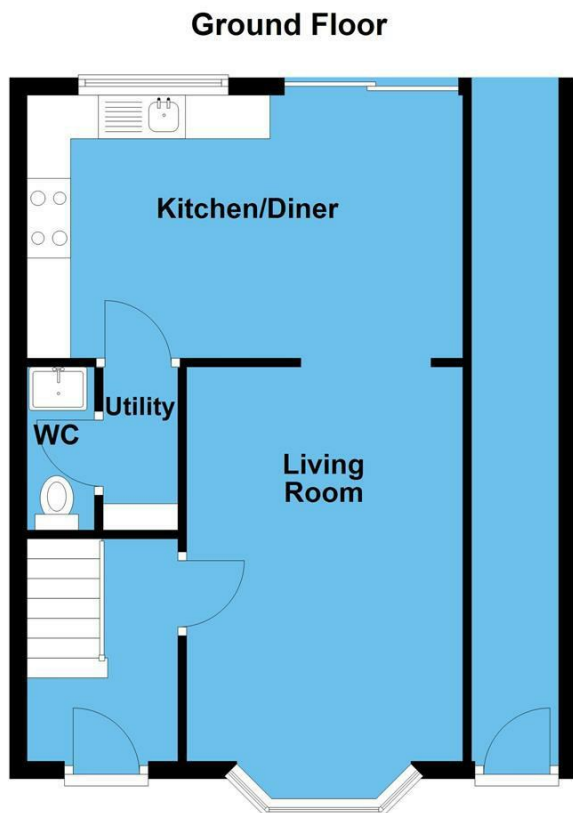
Band C

Services

Mains water, drainage, gas 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 fittings, 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		86
(81-91) B		
(69-80) C	74	
(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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