



£369,950

69 Old Road, East Coves, Isle of Wight, PO32 6AP





Set in an elevated position with a pleasant outlook is this spacious detached bungalow located within a sought after area and boasting good size gardens and off road parking for multiple vehicles. Proudly positioned, this lovely property is well presented and within walking distance of the seafront and town centre.

The accommodation comprises of a welcoming porch, entrance hall, a good size sitting room with dining area, kitchen, three good size bedrooms and bathroom wc. The property also has an loft conversion which has the added benefit of two additional loft rooms. Externally there are front and rear gardens and off road parking for several cars.



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.

To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.



Hallway

Lounge / Diner

Kitchen

Porch

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Loft Room 1

Loft Room 2

Loft Room 3

Outside

To the front of the property there is an area of artificial lawn with side access leading to the rear garden. To the other side of the property there is a long driveway providing off road parking for several cars. The rear garden is a good size with artificial lawn, a good selection of mature shrubs and trees, summer house, seating areas and outside brick built storage.

Council Tax

Band E

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agent 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.

22'10" x 19'5"

12'9" x 8'4"

6'1" x 3'2"

10'1" x 7'1"

13'8" x 10'2"

14'0" x 10'2"

10'1" x 7'4"

17'5" x 12'0"

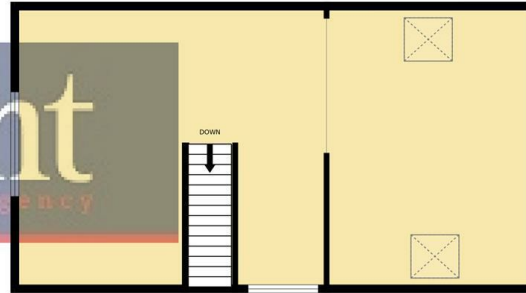
8'6" x 11'4"

25'7" x 10'7"

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.




1ST FLOOR



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(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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