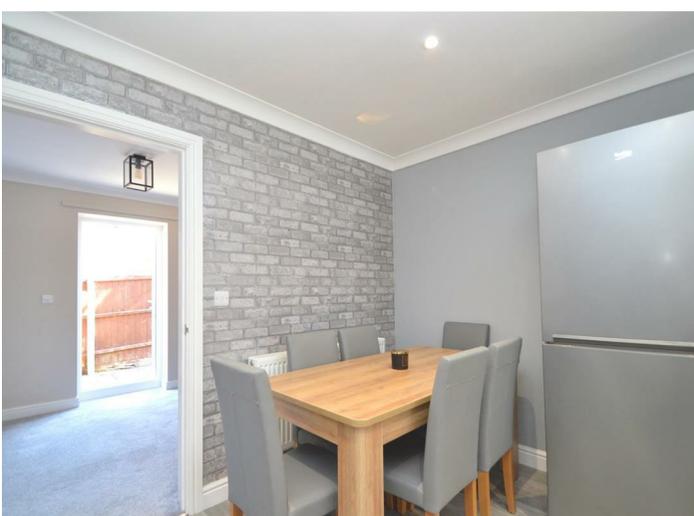




**£239,995**

7 Hospital Road, East Cowes, Isle of Wight, PO32 6DA





Set within Hospital Road in the charming town of East Cowes, this delightful end-terrace house presents an ideal opportunity for families seeking a comfortable and well-appointed home. Boasting three spacious bedrooms, this property offers ample space for family living. The well-designed layout includes a welcoming reception room, perfect for relaxation and entertaining guests and a good size kitchen diner.

The house features a modern bathroom, ensuring convenience for daily routines. One of the standout attributes of this property is the off-road parking, providing a secure space for one vehicle, which is a valuable asset in this area.

The low-maintenance garden is a wonderful addition, allowing for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for children to play or for hosting summer barbecues with friends and family.

Location is key, and this home is ideally situated close to local schools, making it a great choice for families with children. Additionally, the nearby recreational ground offers a variety of outdoor activities, promoting an active lifestyle.

This property is very well presented, making it move-in ready for its new owners. With its combination of space, convenience, and a family-friendly environment, this end-terrace house on Hospital Road is a fantastic opportunity not to be missed.

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.



#### Hallway

Cloakroom wc 6'4 x 2'10

Kitchen/ Diner 16'8 x 10'8

Lounge 17'4 x 8'10

#### First Floor - Landing

Bedroom 1 11'5 x 10'9

Bedroom 2 11'8 x 9'03

Bedroom 3 7'9 x 7'9

Bathroom 8'2 x 6'8

#### Outside

The rear and side garden are low maintenance with ample room for a table and chairs. There is a timber shed and gated access to the front.

#### Parking

To the front of the property there is a driveway providing off road parking for 1 car

#### Council Tax

Band B

#### Tenure

Freehold

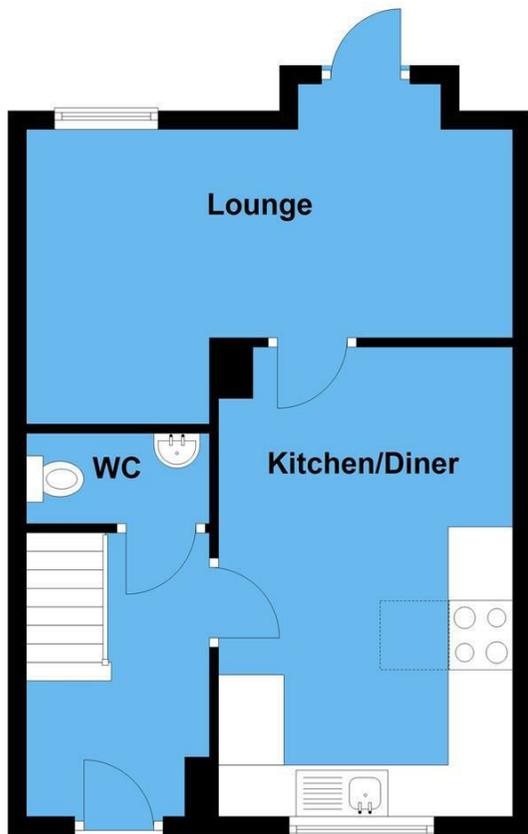
#### Services

Mains drainage, water, gas and electric

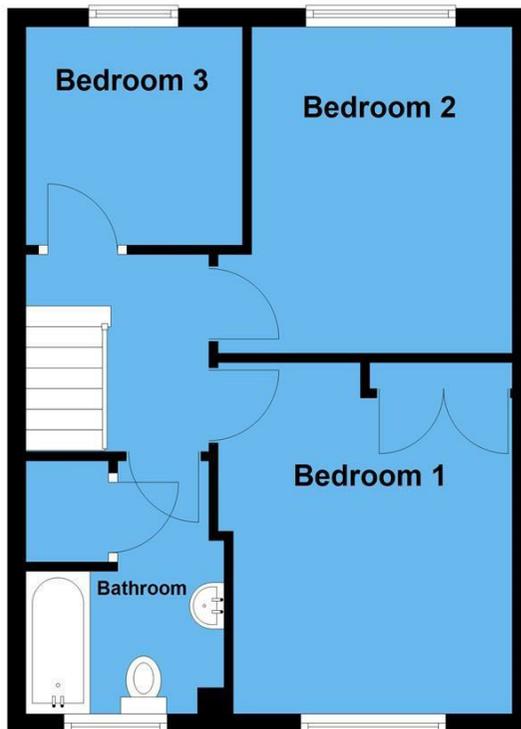
#### Agents Notes

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.

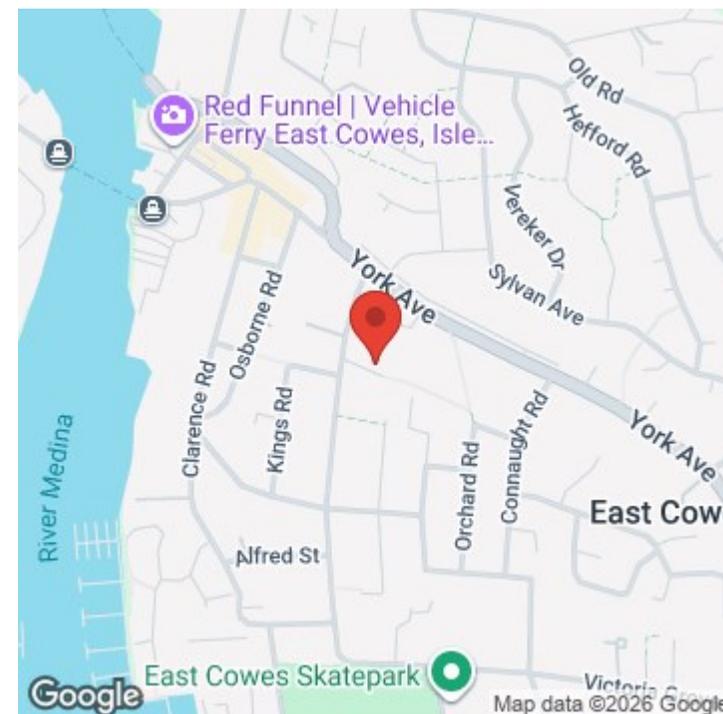
### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**34 York Avenue, East Cowes, Isle of Wight, PO32 6RU**  
**Phone: 01983 281010**  
**Email: eastcoves@wright-iw.co.uk**

**wright**  
 estate agency