

eastcowes@wright-iw.co.uk

wright  
estate agency



**£315,000**

29 Connaught Road, East Cowes, Isle of Wight, PO32 6DW





Nestled on the charming Connaught Road in East Cowes, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned reception rooms and kitchen, this property offers ample space for both relaxation and entertaining. The three good size bedrooms provide a peaceful retreat for family members, while the bathroom is conveniently located to serve the household's needs. With the addition of the ground floor wc and spacious attic room we feel this is the perfect family home.

One of the standout features of this home is its generous garden, perfect for children to play in or for hosting summer barbecues with friends and family. The property is designed with spaciousness in mind, ensuring that every room feels inviting and airy.

Situated in a family-friendly neighbourhood, this home is conveniently close to local schools and a recreational ground, making it an excellent choice for those with children. Additionally, the availability of ample on-street parking adds to the convenience of living in this lovely area.

In summary, this semi-detached house on Connaught Road is a perfect family home, combining space, comfort, and a prime location. It is a wonderful opportunity for anyone looking to settle in East Cowes.

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 half a mile away.



### Hallway

### Cloakroom wc

Lounge 14'6" x 11'9"

Dining Room 14'11" x 11'11"

Morning Room 13'5" x 10'0"

Kitchen 11'8" x 6'2"

### First Floor - Landing

### Bedroom 1

Bedroom 2 12'5" x 12'0"

Bedroom 3 13'6" x 9'11"

Bathroom 6'7" x 5'11"

### Second Floor

Attic Room 14'10" x 12'2"

### Outside

One of the standout features of this home is its generous garden, perfect for children to play in or for hosting summer barbecues with friends and family. The garden comprises a lawn area, two patios, shrubs and timber shed.

### Council Tax

Band C

### Tenure

Freehold

### Services

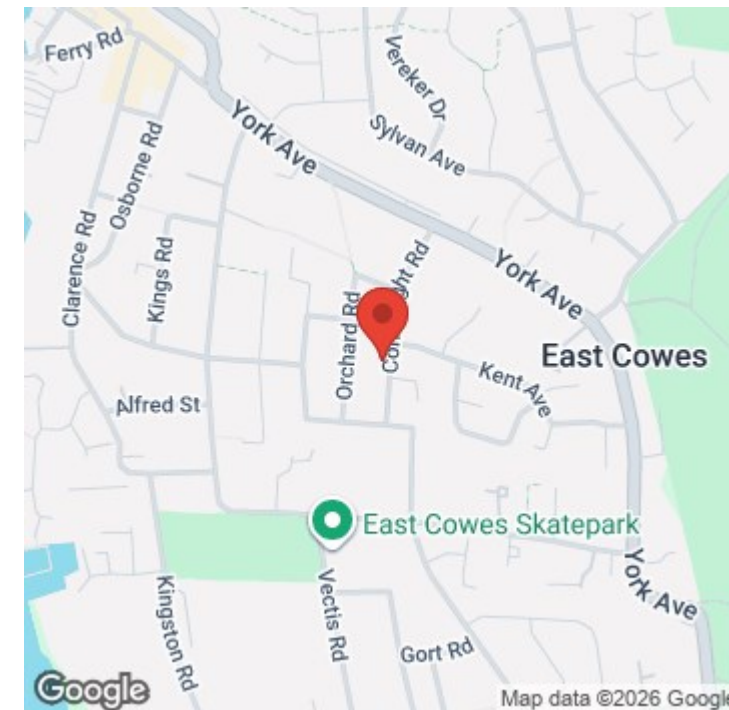
Mains Drainage, water, gas and electric

### 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 58      |                         |
| (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.

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