

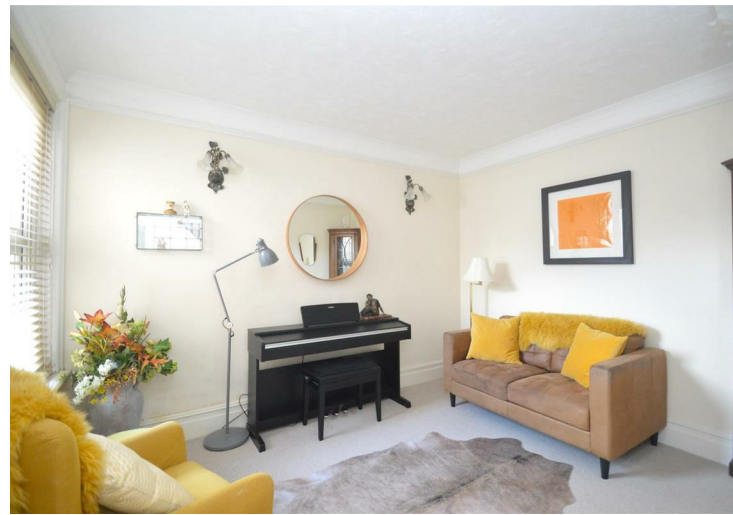
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estate agency



**£299,995**

61 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD





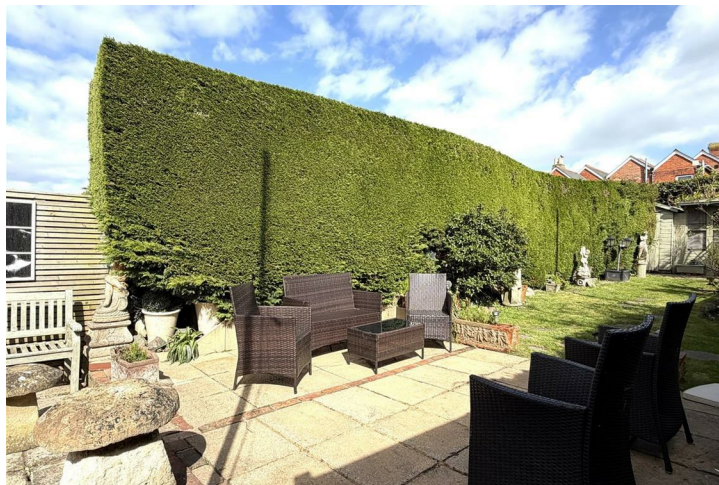
Set in the charming area of Adelaide Grove, East Cowes, this delightful semi-detached house presents an ideal opportunity for families seeking a perfect chain-free home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and family life. The two inviting reception rooms provide versatile areas for entertaining guests or enjoying quiet evenings at home.

The home boasts a well-maintained and spacious kitchen, large conservatory with views over the garden, family bathroom and cloakroom wc. The good-sized garden is perfect for outdoor activities or simply unwinding in the fresh air. The spacious layout ensures that every corner of the home feels welcoming and comfortable, making it an excellent choice for those looking to settle down.

Conveniently located close to local schools and recreational grounds, this property is well-suited for families with children. The off-road parking adds to the convenience, allowing for easy access and peace of mind.

In summary, this well-presented family home in East Cowes is a fantastic opportunity for anyone looking to enjoy a spacious and family-friendly environment, all while being close to essential amenities and leisure facilities. Don't miss the chance to make this lovely house your new home.

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.



**Storm Porch**

**Hallway**

**Lounge**

14'6" x 12'1"

**Dining Room**

12'0" x 9'6"

**Kitchen**

16'3" x 9'10"

**Conservatory**

11'1" x 10'11"

**Cloakroom wc**

6'7" x 4'0"

**First Floor - Landing**

**Bedroom 1**

14'7" x 15'2"

**Bedroom 2**

12'0" x 9'6"

**Bedroom 3**

10'1" x 8'10"

**Bathroom wc**

7'1" x 6'7"

**Parking**

To the front of the property there is off road parking for one larger vehicle or two smaller vehicles

**Garden**

The good-sized garden is perfect for outdoor activities or simply unwinding in the fresh air. The garden has something for everyone and comprises a good size lawn area for children to play, patio area for those Al Fresco evenings, timber shed, mature shrubs and hedging and gated access to the front.

**Council Tax**

Band C

**Tenure**

Freehold

**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.

**Services**

Mains water, drainage, electric and gas.



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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>		
(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.

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