



**Offers In Excess Of £325,000**

2 Black Knight Close, East Cowes, Isle of Wight, PO32 6FS





Welcome to this immaculate semi detached house located on Black Knight Close in the charming town of East Cowes. This delightful property is perfect for families, offering a comfortable and inviting atmosphere throughout. With three well-proportioned bedrooms, there is ample space for everyone to enjoy their own privacy while still being part of a close-knit home.

The property features owned solar panels, a spacious reception room and modern kitchen, ideal for family gatherings or entertaining guests. The three modern bathrooms ensure convenience for busy mornings and provide a touch of luxury for relaxation. The house is designed with low maintenance in mind, allowing you to spend more time enjoying your home and less time on upkeep.

One of the standout features of this property is the off-road parking, providing a secure space for one vehicle. This is a valuable asset in a bustling area, ensuring you have easy access to your car without the hassle of searching for a parking spot.

Situated close to Waitrose, the seafront, and local schools, this home is perfectly positioned for convenience. Whether you are looking to enjoy a leisurely stroll along the coast or need to do some shopping, everything you need is just a stone's throw away.

The low maintenance garden offers a lovely outdoor space for children to play or for you to unwind after a long day. This property truly embodies the essence of a perfect family home, combining comfort, convenience, and a prime location. Do not miss the opportunity to make this wonderful 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.



#### Hallway

Cloakroom wc 5'10" x 4'3"

Lounge 15'2" x 10'10"

Kitchen/ Diner 15'2" x 9'8"

#### First Floor - Landing

Bedroom 2 11'3" x 10'9"

En-Suite 7'10" x 3'6"

Bedroom 3 9'8" x 7'8"

Bathroom 7'4" x 6'2"

#### Second Floor

Bedroom 1 10'10" x 10'2"

Dressing Room 6'11" x 4'11"

Master En-Suite 7'4" x 4'7"

#### Outside

The enclosed rear garden is a real sun trap and benefits from a timber shed, timber work shop and a low maintenance patio.

#### Parking

There is one allocated parking space located close to the property.

#### Council Tax

Band C

#### Tenure

Freehold

#### Additional Information

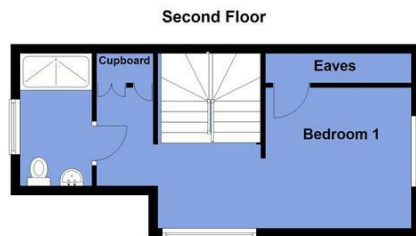
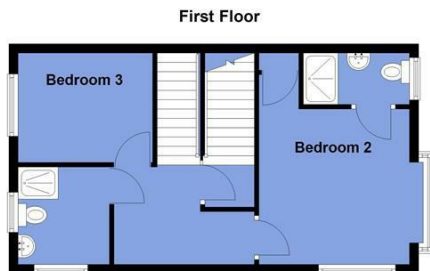
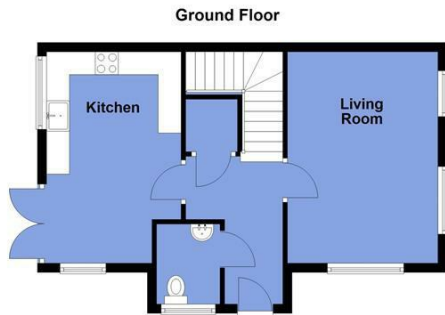
ERMC communal area charge - £320.00 per annum.

#### Services

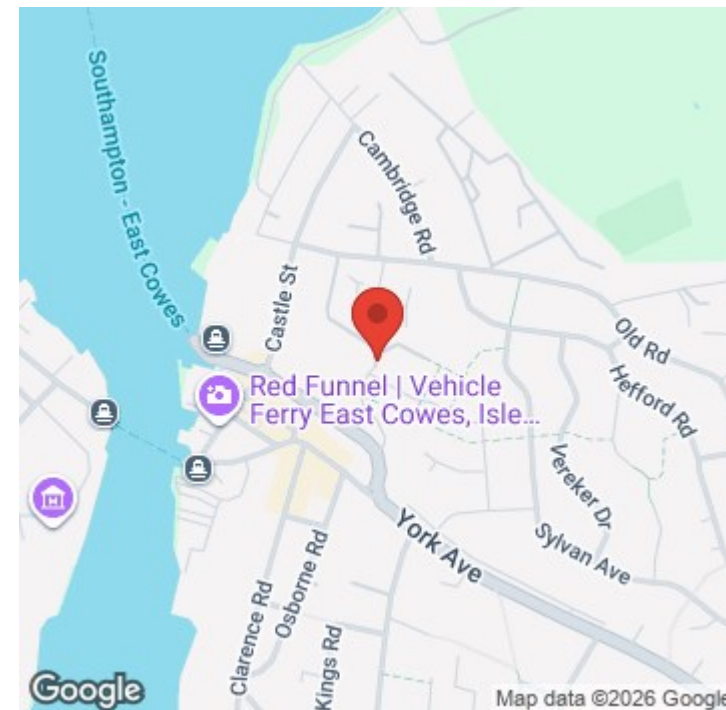
Mains water, drainage, electric and gas. The property also has owned solar panels.

#### 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>	<b>84</b>	<b>84</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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