

eastcoves@wright-iw.co.uk

wright  
estate agency



**Offers Over £200,000**

29 South Bank Road, East Coves, PO32 6JB









Set on South Bank Road in the charming town of East Cowes, this delightful mid-terrace house, built in 1955, presents an ideal opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms (1 Interconnecting), this property offers ample space for family living. The two inviting reception rooms provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. There is also a spacious kitchen.

The house features a practical bathroom and a conservatory that extends the living space, allowing for year-round enjoyment of the garden views. Additionally, a utility room and cloakroom wc adds to the functionality of the home, making daily chores more manageable. This property also has the added benefit of solar panels.

The good-sized garden is a wonderful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family. Furthermore, the property holds potential for off-road parking, subject to the necessary consents, which is a valuable asset in this area.

Conveniently located close to schools catering to all ages, this home is perfectly positioned for families. With its blend of comfort, space, and potential, this property is not to be missed. Whether you are looking to settle down or invest, this house on South Bank Road is a fantastic choice for modern family living.

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.



Porch	7'11" x 2'7"
Hallway	
Lounge	13'6" x 11'8"
Dining Area	9'4" x 8'1"
Kitchen	11'8" x 9'6"
Conservatory	14'4" x 8'1"
Utility Room	8'0" x 4'8"
Cloakroom wc	4'7" x 2'7"
First Floor - Landing	
Bedroom 1	11'3" x 9'4"
Wardrobe in Bedroom 1	6'2" x 3'10"
Bedroom 2	10'4" x 9'0"
Interconnecting door to	
Bedroom 3	8'11" x 5'8"
Bathroom	8'3" x 5'7"

**Outside**

The front garden is mainly decorative shingle and shrubs but would make an ideal driveway for 2 cars subject to usual consents. The rear garden is mainly laid to lawn with decking area, patio area, timber shed and gated access to the side and rear.

**Council Tax**

Band B

**Tenure**

Freehold

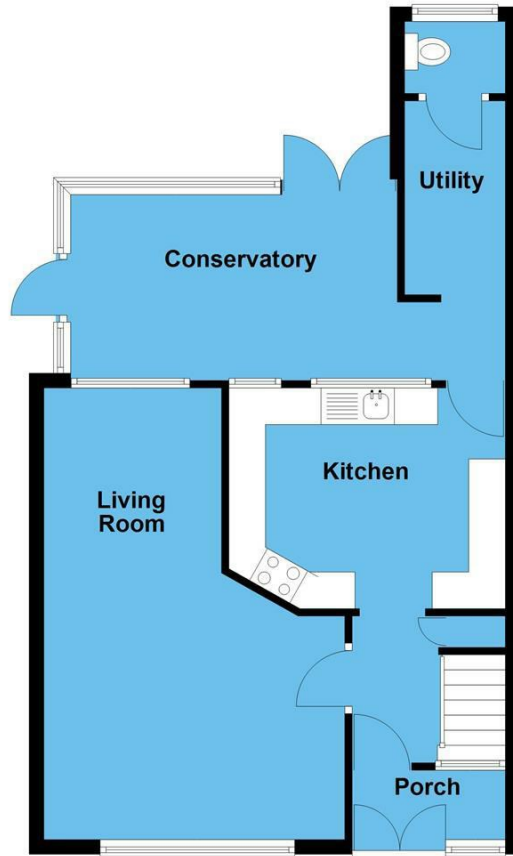
**Services**

Mains Water, Drainage, 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.

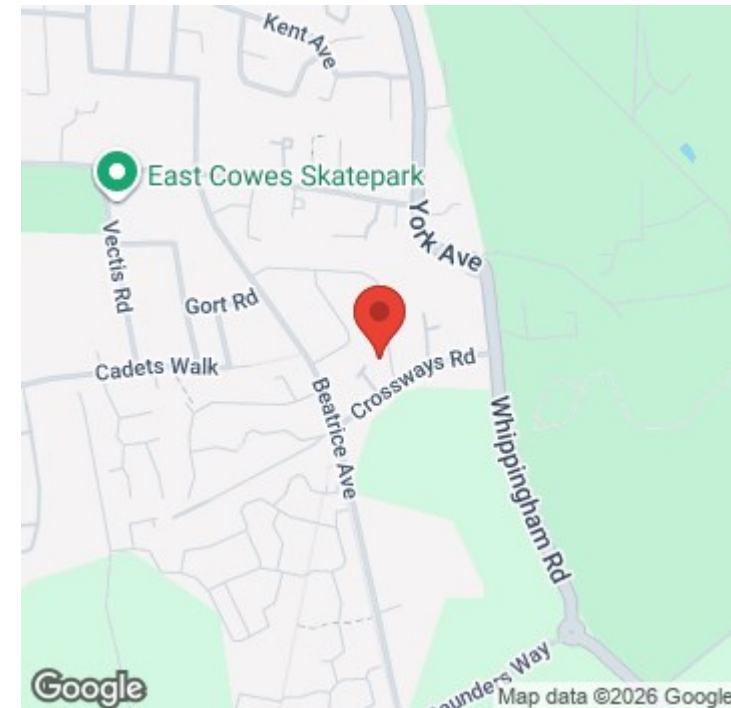
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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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