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wright
estate agency

£179,995

89A Clarence Road, East Cowes, Isle of Wight, PO32 6ET

Located along Clarence Road in the charming town of East Cowes, this delightful mid-terraced family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office. The kitchen and modern bathroom complete this stunning home.

One of the standout features of this home is its lovely garden, a tranquil outdoor space perfect for enjoying the fresh air or hosting summer gatherings.

Situated within walking distance to the town centre and the picturesque seafront, residents will appreciate the easy access to local amenities, shops, and scenic coastal walks. Additionally, there is potential for parking, subject to the necessary consents, which adds to the convenience of this property.

This home is an ideal choice for first-time buyers looking to establish themselves in a welcoming community. Being chain-free, the process of moving in can be smooth and straightforward, allowing you to settle into your new home without delay.

In summary, this mid-terraced house on Clarence Road presents a wonderful opportunity for those seeking a comfortable family home in a desirable location. Don't miss your chance to make this charming property your own.

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.

Lounge	12'3" x 10'6"
Dining Room	12'3" x 9'11"
Kitchen	10'9" x 7'11"
Bathroom	9'7" x 7'4"
First Floor - Landing	
Bedroom 1	12'2" x 10'5"
Bedroom 2	11'1" x 7'4"
Stairs to	
Bedroom 3	14'10" maximum x 12'3"

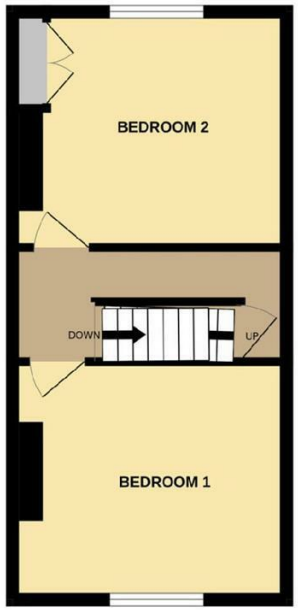
Outside
The rear garden is a good size and is mainly laid to decorative shingle. There is also a patio area for those Al Fresco evenings, mature shrubs, timber shed and gated access to the rear. There is potential for off road parking in the rear garden subject to usual consents.

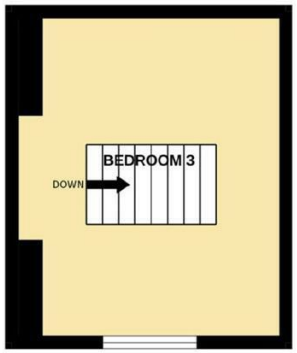
Tenure
Freehold

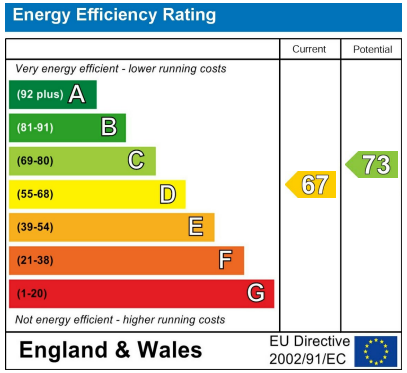
Council Tax
Band B

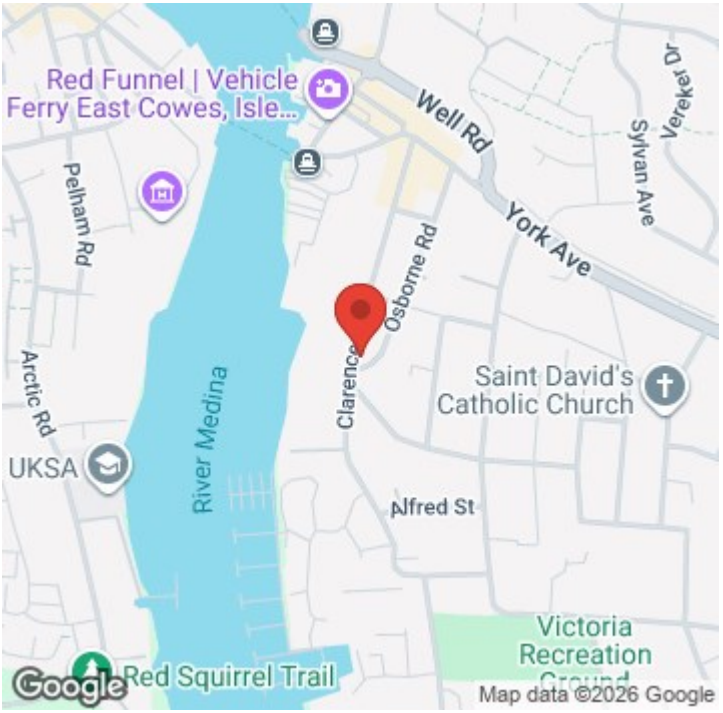
Services
Mains water, drainage, gas and electric

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.









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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