eastcowes@wright-iw.co.uk

wright estate agency




# £225,000

27 Grange Road, East Cowes, Isle of Wight, PO32 6DZ





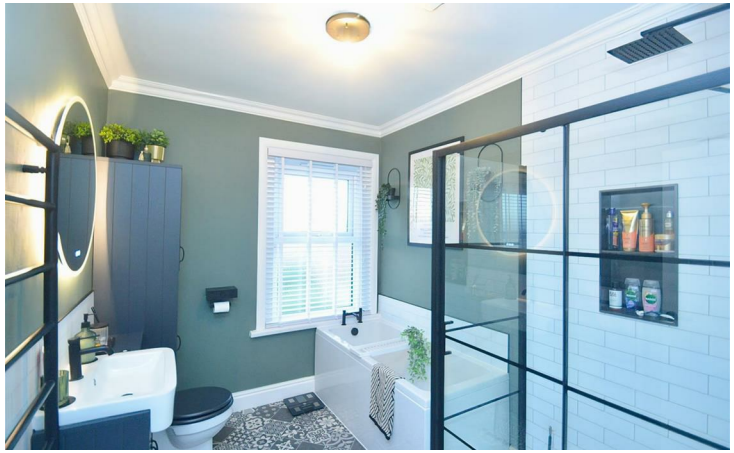
















**Located along Grange Road in the charming town of East Cowes, this delightful mid-terrace house, built in 1900, presents an excellent opportunity for first-time buyers. Immaculately maintained and upgraded throughout to a very high standard, this property boasts two inviting reception rooms and a stunning kitchen, perfect for both relaxation and entertaining.**

**The house features two well-proportioned double bedrooms, providing ample space for comfortable living. The modern bathroom/ shower room is thoughtfully designed, ensuring convenience for all residents. One of the standout features of this home is the good-sized garden, offering a private outdoor space for gardening, leisure, or family gatherings.**

**Location is key, and this property does not disappoint. It is conveniently situated close to the seafront, allowing for picturesque walks along the coast. Additionally, local schools and a recreational park are within easy reach, making it an ideal setting for families or those seeking a vibrant community atmosphere.**

**This charming home is a perfect blend of character and modern living, making it a must-see for anyone looking to settle in East Cowes. Don't miss the chance to make this lovely 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 a mile away.**

| | |
|---|---|
| **Hallway** | |
| **Lounge** | 14'1" x 9'1" |
| **Dining Room** | 15'1" x 11'11" |
| **Kitchen** | 11'9" x 7'6" |
| **First Floor - Landing** | |
| **Bedroom 1** | 11'11" x 11'11" |
| **Bedroom 2** | 15'2" x 8'11" |
| **Bathroom / Shower room** | 9'2" x 7'5" |

**Outside**
The enclosed rear garden is a good size and has something for everyone. There is a spacious patio area for Al Fresco evenings, lawn area for kids and grown ups to play, timber shed and right of way access across neighbouring properties.

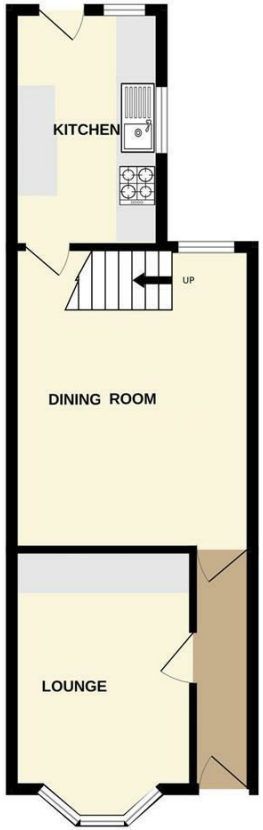
**Council Tax**
Band B

**Tenure**
Freehold

**Heating**
Gas Central Heating

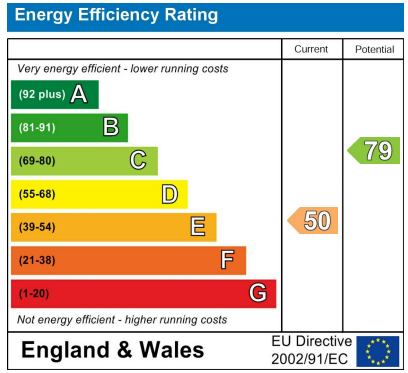
**Services**
Confirmed water, drainage, gas and electric

**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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