eastcowes@wright-iw.co.uk

wright estate agency

Offers In Excess Of £205,000

23 Britannia Way, East Cowes, Isle of Wight, PO32 6DG

Set in the charming area of Britannia Way, East Cowes, this delightful end-terrace house presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and two bathrooms, this property offers ample space for comfortable living. The inviting reception room and kitchen serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the off-road parking, accommodating up to two vehicles, which is a rare find in this desirable location. The property is conveniently situated close to the picturesque waterside, allowing residents to enjoy the scenic views and leisurely walks along the coast.

The garden provides a lovely outdoor space, perfect for relaxing or hosting summer barbecues. While the house is in need of slight modernisation, it offers a fantastic canvas for those looking to add their personal touch and create their dream home.

This property is not just a house; it is a wonderful opportunity to embrace a lifestyle in a vibrant community. With its ideal location and potential for enhancement, this end-terrace house is a must-see for anyone looking to make their first step onto the property ladder.

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.

Hallway	
Cloakroom wc	5'7" x 2'9"
Lounge/ Diner	17'8" x 12'6"
Kitchen	10'1" x 6'1"
First Floor - Landing	
Bedroom 1	12'9" x 8'5"
En -Suite	6'4" x 6'1"
Bedroom 2	12'7" x 9'3"
En-suite	6'3" x 6'1"

Outside
The front garden is laid to lawn with shrubs. The enclosed rear garden is laid to patio with shed and gated access to the side.

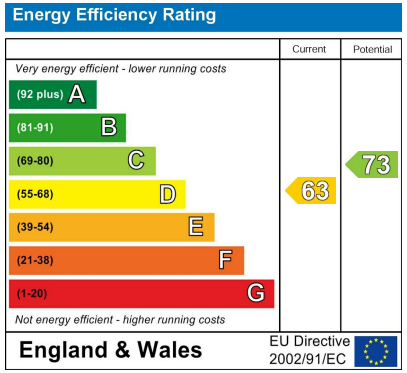
Parking
There are two allocated parking spaces located to the side of the property.

Tenure
Freehold

Council tax
Band B

Services
Mains water, electric, drainage, gas

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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright estate agency