

eastcoves@wright-iw.co.uk

wright  
estate agency



**£210,000**

3 Oakfield Road, East Cowes, Isle of Wight, PO32 6DX









Set on the charming Oakfield Road in East Cowes, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate family living with ease. The two inviting reception rooms provide ample space for relaxation and entertaining, making it perfect for gatherings with friends and family.

A delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. This versatile space can be utilised as a playroom, study, or simply a tranquil spot to enjoy the garden views. The kitchen, family bathroom and ground floor wc completes this spacious home.

The property is ideally situated close to local schools and recreational grounds, ensuring that families have access to essential amenities and leisure activities. The garden offers a private outdoor retreat, perfect for children to play or for adults to unwind after a long day.

This spacious family home on Oakfield Road is not just a house; it is a place where memories can be made. With its convenient location and generous living spaces, it is an opportunity not to be missed.

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	
Lounge	14'6" x 11'6"
Dining Room	12'2" x 11'6"
Kitchen	11'8" x 9'1"
Conservatory	11'6" x 11'5"
Cloakroom wc	
First Floor - Landing	
Bedroom 1	13'4" x 11'6"
Bedroom 2	10'1" x 8'11"
Bedroom 3	11'6" x 9'1"
Bathroom	8'3" x 7'0"

**Outside**  
The enclosed rear garden is mainly laid to paving. There is gated access to the side leading to the front.

**Tenure**  
Freehold

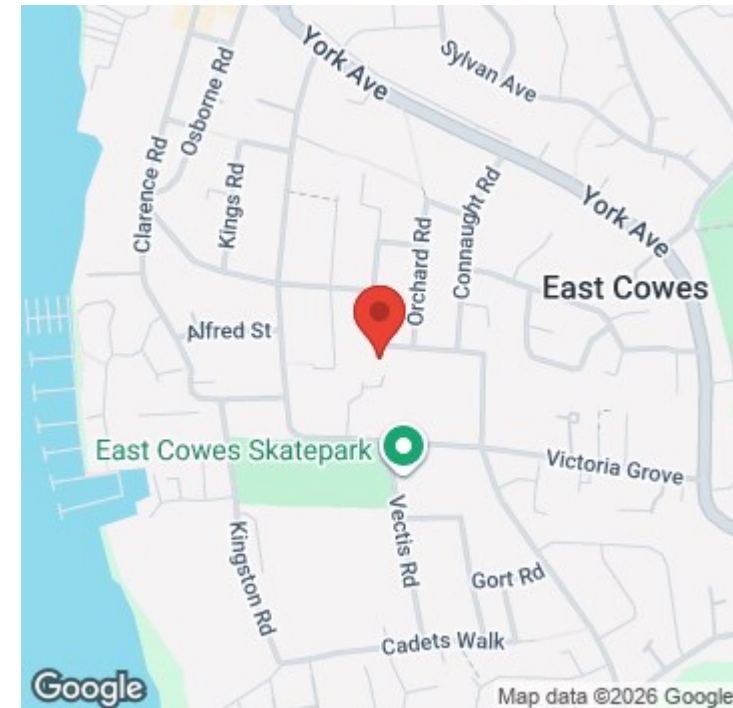
**Council Tax**  
Band B

**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 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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