



£175,000

63 Kings Road, East Cowes, Isle of Wight, PO32 6SE



Set along the charming Kings Road in East Cowes, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a project to make their own. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, the two reception rooms offer versatility, perfect for entertaining guests or creating a cosy family environment. The property is completed by a good size kitchen, rear porch, ground floor wc and wet room.

While the house is in need of some modernisation, this allows you the chance to infuse your personal style and preferences into the home. The good-sized garden is a wonderful feature, offering a private outdoor space for gardening, leisure, or simply enjoying the fresh air.

Being chain-free, this property allows for a smoother transition into your new home, making it an attractive option for those eager to settle in without delay. With its potential and prime location, this house on Kings Road is a promising prospect for anyone looking to embark on their homeownership journey.

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	12'11" x 12'2"
Dining Room	12'1" x 10'0"
Kitchen	11'3" x 7'3"
Porch	5'6" x 4'1"
Ground Floor WC	3'4" x 2'10"
Bedroom 1	12'1" x 10'6"
Bedroom 2	10'1" x 9'1"
Wet Room	11'0" x 6'8"

Outside
The rear garden is mainly laid to artificial lawn with some shrubs.

Tenure
Freehold

Council Tax
Band B

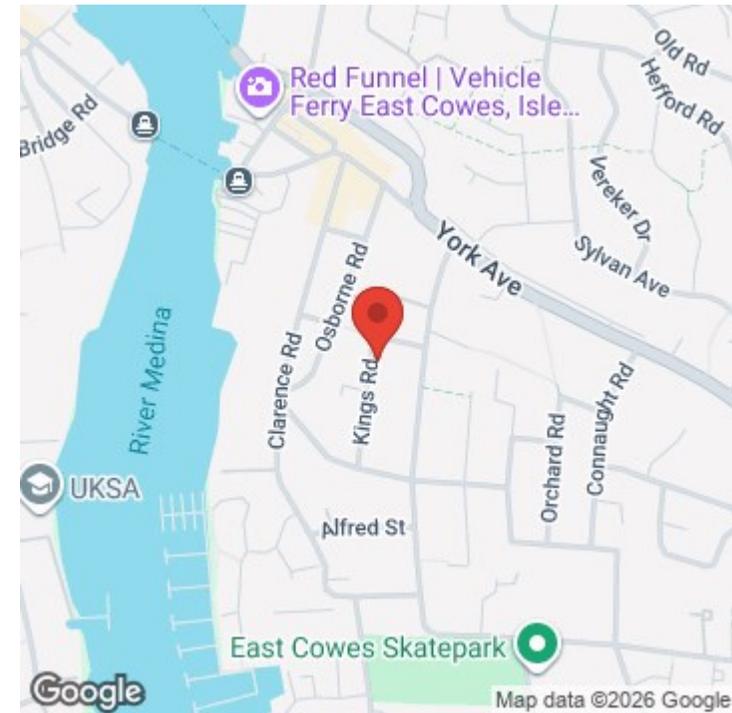
Services
Mains water, drainage, electric and gas

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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