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wright
estate agency



£310,000

19 Mayfield Road, East Cowes, Isle of Wight, PO32 6DN





If you are looking for a spacious bungalow, immacultely presented and very low maintenance then this is the property for you.

This lovely bungalow is situated within a sought after area and within walking distance of recreational grounds and Queen Victoria's former summer residence, Osborne House. The current owner has upgraded and improved the property in many areas and we fully recommend an internal viewing to appreciate the size, quality and accommodation on offer.

The versatile accommodation briefly comprises of an entrance hall, lounge with access to the raised balcony, modern fitted kitchen with ample units and breakfast bar, two double bedrooms and modern shower room w/c. The current owner uses the former lounge / diner as the main bedroom with dressing area, this could easily be reverted back to provide space for a dining table if required. There are additional attributes to include double glazing, gas central heating, under home storage rooms, off road parking for two cars via the new block paved driveway, spacious garage and a good sized garden that has been landscaped.

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

Kitchen 18'9" x 7'8"

Lounge / Diner 14'3" x 9'3"

Shower Room 6'7" x 6'2"

Bedroom 1 21'0" x 11'4"

Bedroom 2 9'8" x 9'7"

Garage

Outside

To the front of the property there is a block paved driveway providing off road parking for two cars. The driveway leads to the garage which has up and over door power and light. There is also mature shrubs and gated access to the side leading to the rear garden. The enclosed rear garden is a good size with a very useful and large cellar storage, decking area to enjoy those Al Fresco evenings, good size lawn area, mature trees and shrubs and a raised balcony to enjoy views of the local wildlife which includes a fox and three playful cubs.

Council Tax

Band C

Services

Unconfirmed gas, electric, telephone, mains water and drainage.

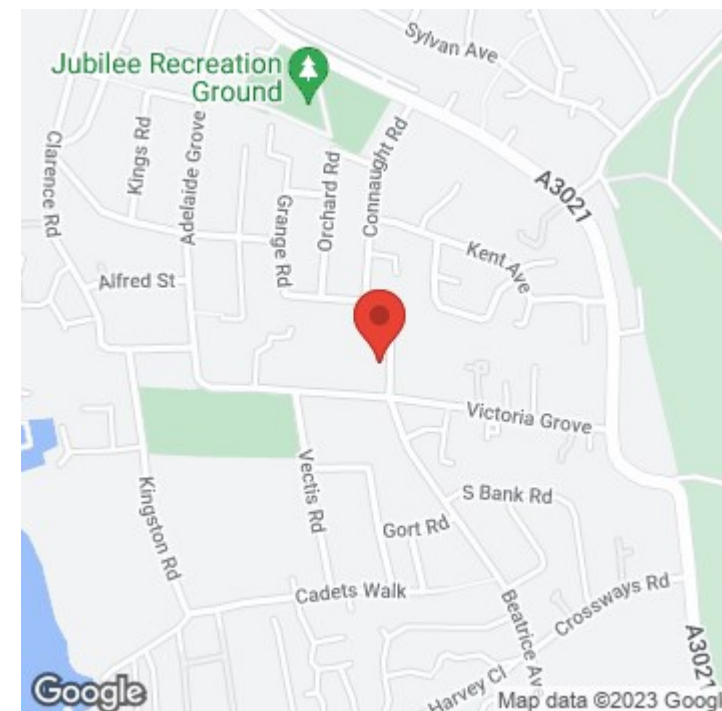
Agent Notes

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.



TOTAL FLOOR AREA - 829 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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