

eastcowes@wright-iw.co.uk

wright  
estate agency



**£350,000**

59 Kingslea Park, East Cowes, Isle of Wight, PO32 6JW







This beautifully presented and spacious detached family home is situated within a sought after location and is close to schools and East Cowes town which has an array of shops, local eateries, Waitrose supermarket, medical centre and car ferry connections to Cowes and Southampton. Being of an unique build, the downstairs accommodation flows beautifully from the bright and airy dining room to the well proportioned lounge and good sized kitchen. A further hallway leads you to the downstairs bedroom which benefits from its own en-suite, giving guests their own privacy when visiting. Upstairs there won't be any disagreements, the three bedrooms are all a fantastic double size and serviced by a large bathroom/shower room.

Outside you can soak up the sunshine in the wrap around garden and make the most of both the morning and afternoon sunshine with plenty of space for having the family over for those BBQ Sundays.

Parking is no problem with a smart paved driveway and for those seeking extra storage there is a garage with power and rear access.

This home will not be available long, call The Wright Estate Agency today to arrange your internal viewing.



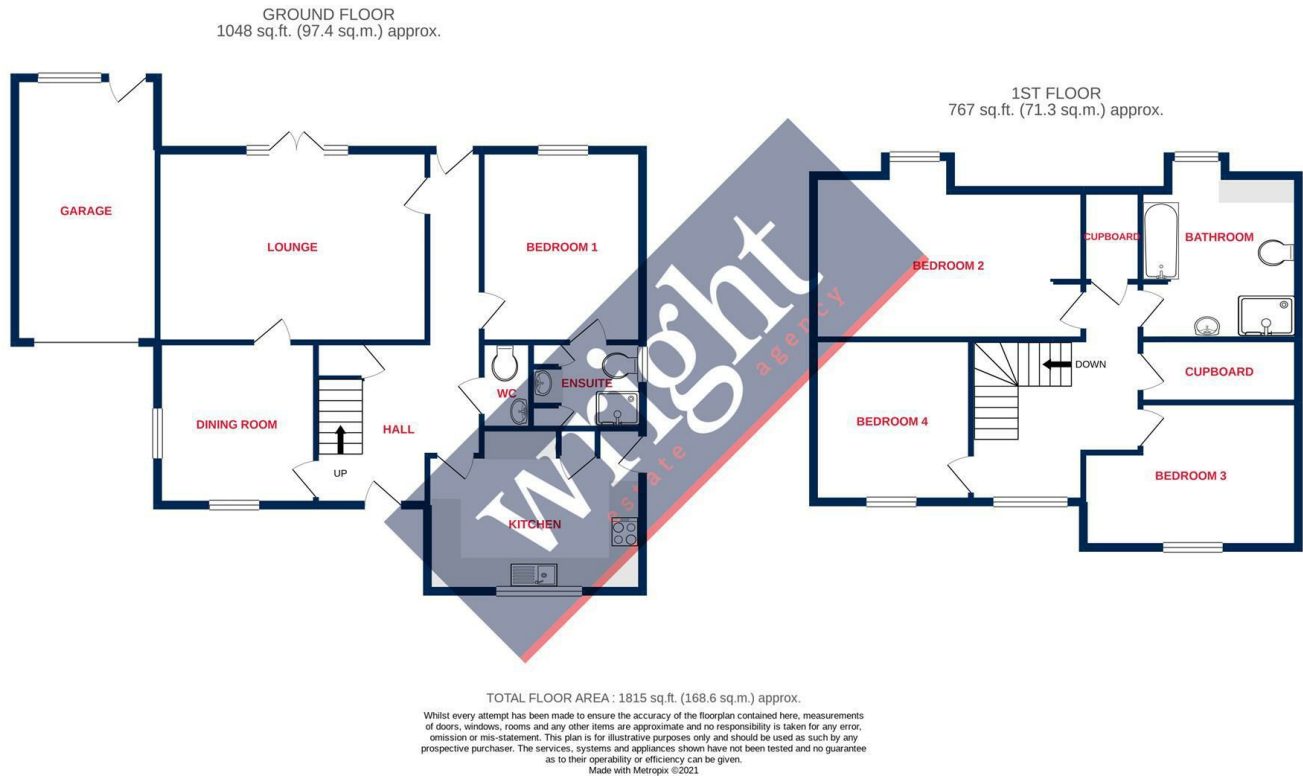
Entrance Hall	
Dining Room	10'7" x 10'5"
Lounge	17'10" x 13'0"
Kitchen	14'7" x 10'7"
Cloakroom	
Bedroom 1	13'0" x 10'0"
En Suite Shower Room	
Landing	
Bedroom 2	10'7" x 10'7"
Bedroom 3	17'10" x 10'0"
Bedroom 4	10'9" x 9'3"
Bathroom	10'9" x 10'9"

**Outside**  
To the side of the property there is a driveway providing off road parking for 2 cars and leads to the garage which has up & over door, power and light. There is also front, side and rear gardens. The front garden has lawn with shrubs with side and rear being of low maintenance design.

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

**Council Tax**  
Band E

**Agents Note**  
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.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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