

eastcoves@wright-iw.co.uk

wright  
estate agency



**£295,000**

36 Maresfield Road, East Cowes, Isle of Wight, PO32 6UA





Set in the desirable area of Maresfield Road, East Cowes, this charming detached bungalow offers a perfect blend of comfort and convenience. Just a stone's throw from the seafront and the popular Waitrose supermarket, this property is ideally situated for those who appreciate both coastal living and easy access to local amenities.

The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. With two spacious double bedrooms, there is ample room for family or guests, ensuring everyone has their own comfortable retreat. The modern kitchen/ diner is well-equipped, making it a delightful space for culinary enthusiasts to prepare meals and enjoy family gatherings a modern shower room completes this well presented property.

For those with vehicles, the property boasts parking for two cars, along with a garage, offering both convenience and security. The outdoor space is perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day.

This delightful bungalow is not only a home but a lifestyle choice, offering the tranquillity of a coastal retreat while being close to essential services and recreational opportunities. With its appealing features and prime location, this property is a must-see for anyone looking to embrace the charm of East Cowes living.

The coastal town 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 a mile away.



|                       |               |
|-----------------------|---------------|
| <b>Hallway</b>        |               |
| <b>Lounge</b>         | 14'0" x 11'3" |
| <b>Kitchen/ diner</b> | 11'7" x 10'2" |
| <b>Bedroom 1</b>      | 11'7" x 10'4" |
| <b>Bedroom 2</b>      | 11'3" x 9'6"  |
| <b>Shower Room</b>    | 6'2" x 5'8"   |

**Outside**  
The front garden is a mixture of lawn and flower beds and gated access to the rear. The enclosed rear garden has artifical lawn and access to the garage.

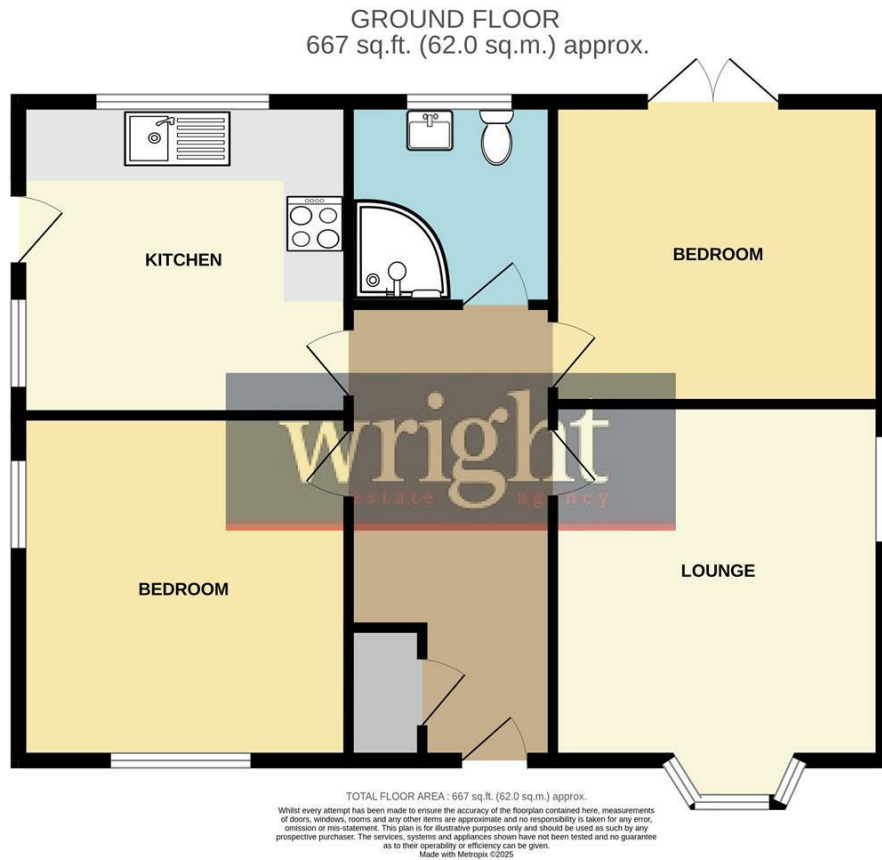
**Parking**  
To the side of the property there is a driveway providing off road parking for two cars. The driveway leads to the garage which has up and over door power and light

**Council Tax**  
BAND C

**Tenure**  
Freehold

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

**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.



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 70                                                                                                          | 71        |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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.

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

**wright**  
 estate agency