

eastcowes@wright-iw.co.uk

wright  
estate agency



**£240,000**

37 Captains Parade, East Cowes, Isle of Wight, PO32 6GU





Nestled in the charming area of Captains Parade, East Cowes, this delightful mid-terrace house presents an ideal opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The house features a welcoming reception room, perfect for relaxation and entertaining guests and a modern kitchen with good size dining area.

With two modern bathrooms and a ground floor wc morning routines will be a breeze, ensuring that everyone has their own space. The property is situated in a traffic-free location, providing a safe environment for children to play and explore. Additionally, the low-maintenance garden offers a serene outdoor space, perfect for enjoying sunny afternoons without the burden of extensive upkeep.

Parking is a significant advantage here, with space for two vehicles, including a garage and an allocated parking space, making it easy for families with multiple cars. The property is also conveniently located near local schools, making it an excellent choice for families with children.

This popular location in East Cowes combines the tranquillity of suburban living with easy access to local amenities, ensuring that everything you need is within reach. Whether you are looking for a family home or a sound investment, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

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 a mile away.



**Hallway**

**Cloakroom wc**

**Lounge** 15'10" x 10'0"

**Kitchen/ Diner** 16'0" x 9'4"

**First Floor - Landing**

**Bedroom 1** 13'1" x 8'11"

**En-Suite**

**Bedroom 2** 10'0" x 8'11"

**Bedroom 3** 6'11" x 6'9"

**Bathroom** 6'9" x 5'8"

**Outside**

The rear garden is low maintainance with patio area, artificial lawn and gated access to the rear.

**Parking**

To the rear of the property is the allocated parking space and garage with up and over door.

**Tenure**

Freehold

**Council Tax**

Band C

**Additional Information**

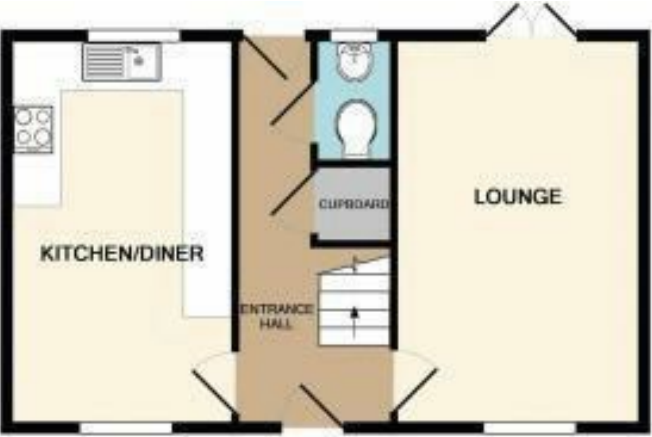
Greenbelt communal area charge - £300 per annum

**Services**

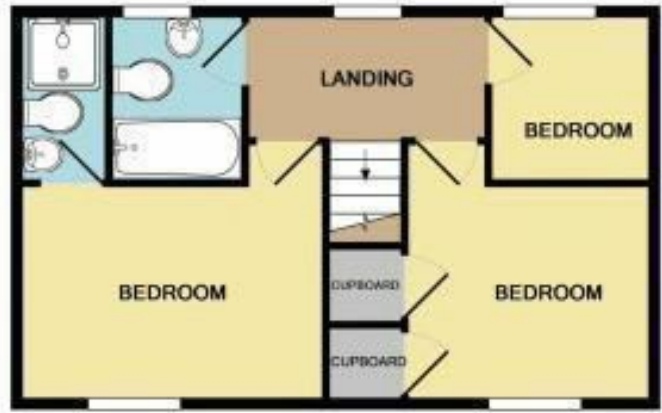
Mains water, drainage, gas and electric

**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR



1ST FLOOR

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>	77	83
(55-68) <b>D</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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