

eastcowes@wright-iw.co.uk

wright  
estate agency



**£320,000**

76 Hefford Road, East Cowes, Isle Of Wight, PO32 6SR





Located along Hefford Road in the charming town of East Cowes, this delightful detached 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, utility room and kitchen perfect for relaxation and entertaining guests.

With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space. The property is complemented by a garage and a driveway, providing parking for up to two vehicles, which is a valuable asset in this sought-after location.

The gardens surrounding the home offer a lovely outdoor space for children to play or for adults to unwind in the fresh air. The property is conveniently situated within walking distance to local schools, the seafront, and the town centre, making it an excellent choice for families who value accessibility to amenities.



This home is not just a property; it is a perfect family haven in a desirable area. With its combination of space, convenience, and charm, it is sure to attract interest from those looking to settle in East Cowes. Do not miss the chance to make this wonderful 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.



**Hallway**

**Shower room wc** 7'10" x 3'0"

**Lounge/ Diner** 19'2" x 15'10"

**Conservatory** 11'3" x 11'3"

**Kitchen** 10'0" x 9'4"

**Utility Room** 13'10" x 4'1"

**First Floor - Landing**

**Bedroom 1** 19'1" x 9'6"

**Bedroom 2** 10'0" x 8'1"

**Bedroom 3** 8'9" x 6'5"

**Bathroom** 7'1" x 5'10"

**Outside**

To the front of the property there is a paved garden with pathway leading to the front door. The rear garden is mainly laid to decking and decorative shingle and a range of mature shrubs.

**Parking**

To the side of the property there is a driveway which provides off road parking. The driveway also leads to the garage which has up and over door power and light. and measures 16'11" x 9'1"

**Tenure**

Freehold

**Council Tax**

Band D

**Services**

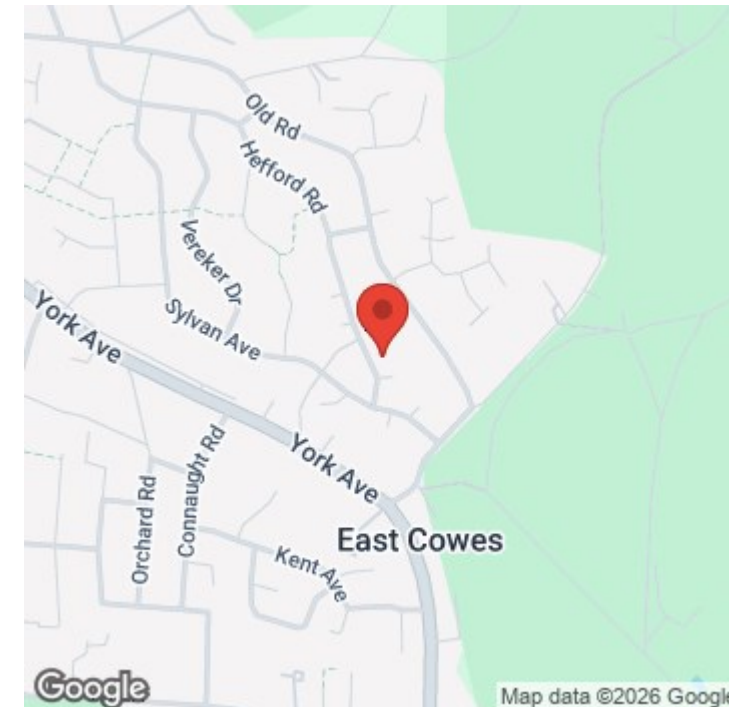
Mains water, drainage, gas and electric

**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 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) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (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 |                                                                                                             |           |
| <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.

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