

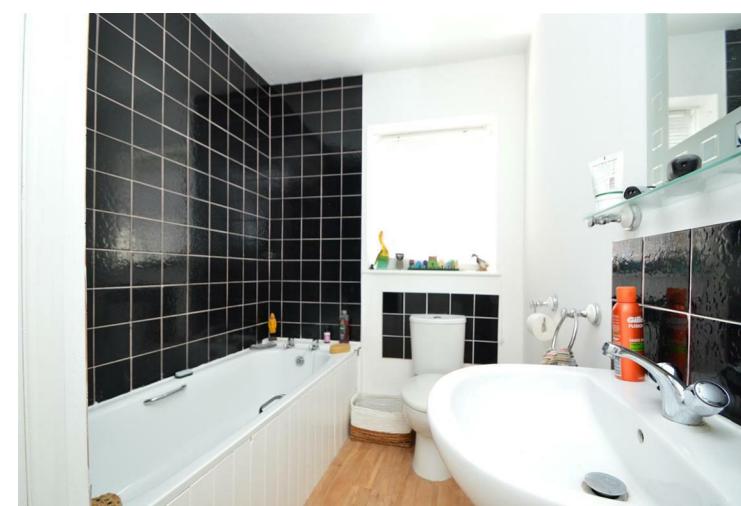
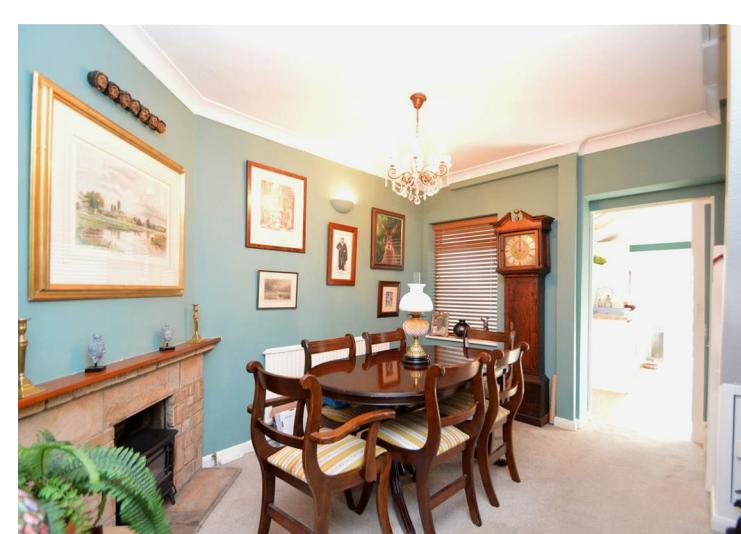
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wright
estate agency



£220,000

73 Grange Road, East Cowes, Isle of Wight, PO32 6DY





Situated in the sought-after area of Grange Road, East Cowes, this spacious family home offers an ideal blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families seeking a welcoming environment. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

One of the standout features of this home is the delightful conservatory, which invites natural light and offers a tranquil space to unwind or enjoy the sunshine. There is also a modern kitchen, cloakroom wc and family bathroom. The property is situated close to local schools, making it an excellent choice for families with children, as well as being in proximity to a recreational ground, perfect for outdoor activities and leisure.

The popular location of East Cowes adds to the appeal, providing a friendly community atmosphere while still being conveniently located for access to local amenities. This home is not just a place to live; it is a space where memories can be made and cherished. Whether you are looking to settle down or invest in a property with great potential, this house on Grange Road is certainly worth considering.

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.

Porch - Door to

Lounge	13'8" x 11'10"
Dining Room	11'3" x 10'9"
Cloakroom wc	6'11" x 3'2"
Kitchen	11'1" x 6'7"
Conservatory	8'0" x 6'2"
First Floor - Landing	
Bedroom 1	11'6" x 10'11"
Bathroom	
Second Floor - Landing	
Bedroom 2	8'2" x 7'6"
Bedroom 3	10'11" x 6'3"

Outside

The front of the property is tiered with steps leading down to the front door and an area for bin storage. The low maintenance, sunny rear garden is enclosed and laid to patio.

Council Tax

Band B

Tenure

Freehold

Services

Mains drainage, water, gas and electric

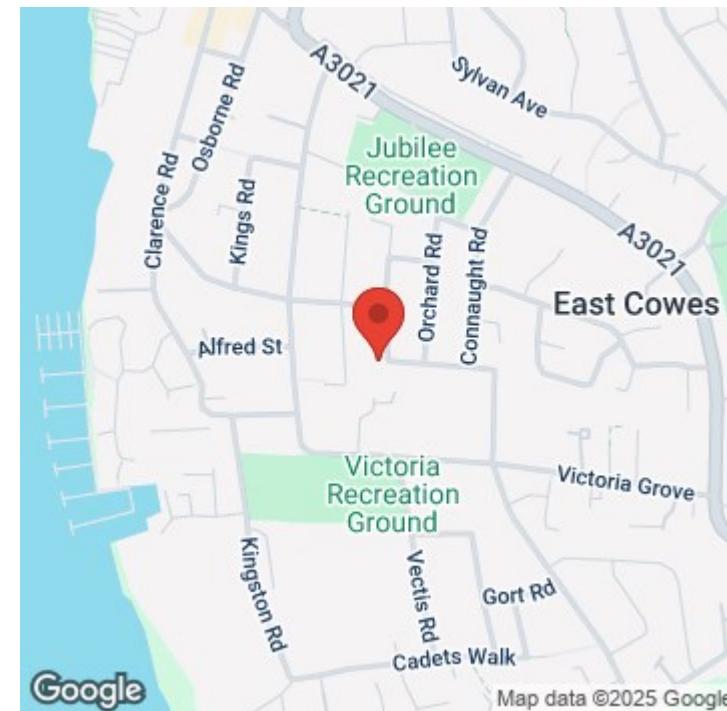
Agents Notes

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) A		83
(81-91) B		65
(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



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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