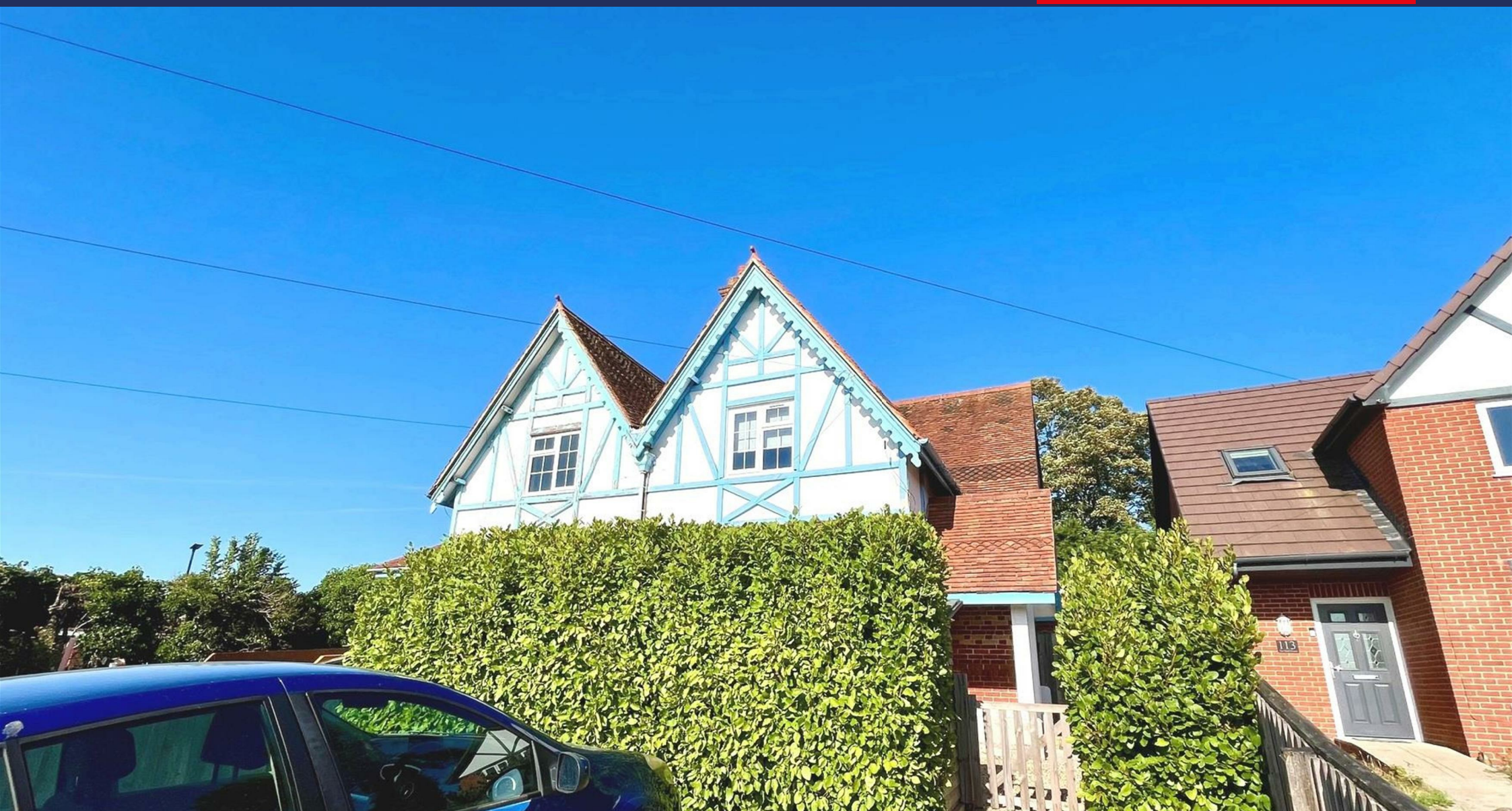


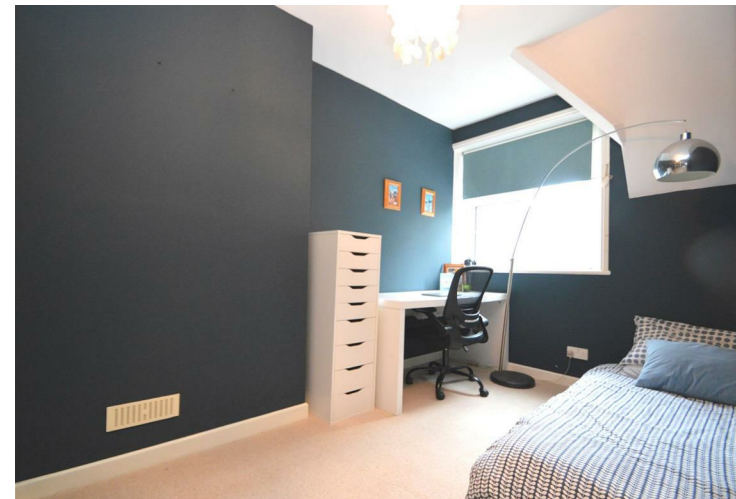
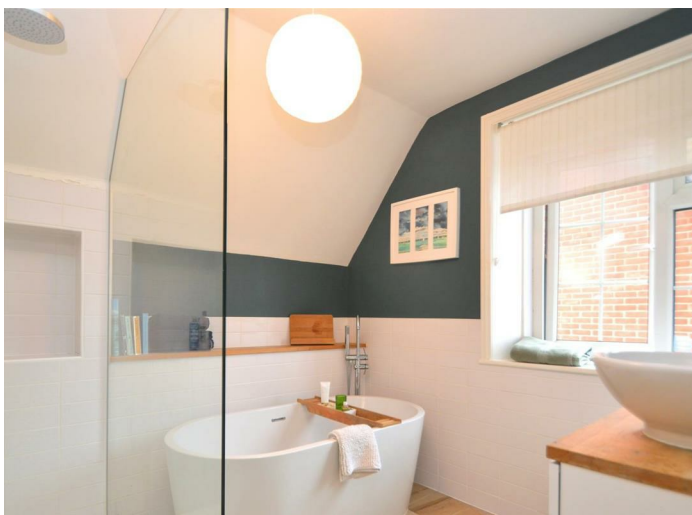
eastcowes@wright-iw.co.uk

wright
estate agency



£295,000

2 Queens Cottages, 111 Old Road, East Cowes, Isle of Wight, PO32 6AU





Set in the sought-after location of Old Road, East Cowes, this charming semi-detached house offers a delightful blend of character and modern living. With two well-proportioned bedrooms, modern kitchen/ diner, utility room, boot room and a comfortable reception room with feature log burner, this property is perfect for small families or couples seeking a tranquil retreat.

The house boasts a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a desirable area.

The front and rear gardens provide ample outdoor space, ideal for enjoying the fresh air or hosting gatherings with friends and family. The gardens are a blank canvas, allowing you to create your own personal oasis.



Location is key, and this property does not disappoint. It is conveniently situated close to the seafront, where you can enjoy picturesque walks along the coast. Additionally, the nearby Waitrose and town centre offer a variety of shopping and dining options, making everyday errands a breeze.

This semi-detached house is not just a home; it is a lifestyle choice, combining comfort, convenience, and charm in one attractive package. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

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.



Storm Porch

Lounge	13'7" x 13'1"
Kitchen/ Diner	13'1" x 12'2"
Utility Room	5'10" x 5'8"
Boot Room	10'1" x 3'0"
First Floor - Landing	
Bedroom 1	12'11" x 12'10"
Bedroom 2	12'1" x 7'5"
Bath/ Shower room	9'8" x 8'3"

Outside

To the front of the property is a decorative shingle garden ideal to enjoy those far reaching sunsets. There is also timber storage units perfect to lock away the household bins. The rear garden is low maintenance with a raised decking area, decorative shingle, mature shrubs, plants and storage. Gated side access to the front.

Council Tax

Band C

Tenure

Freehold

Services

Mains drainage, water, gas and electric

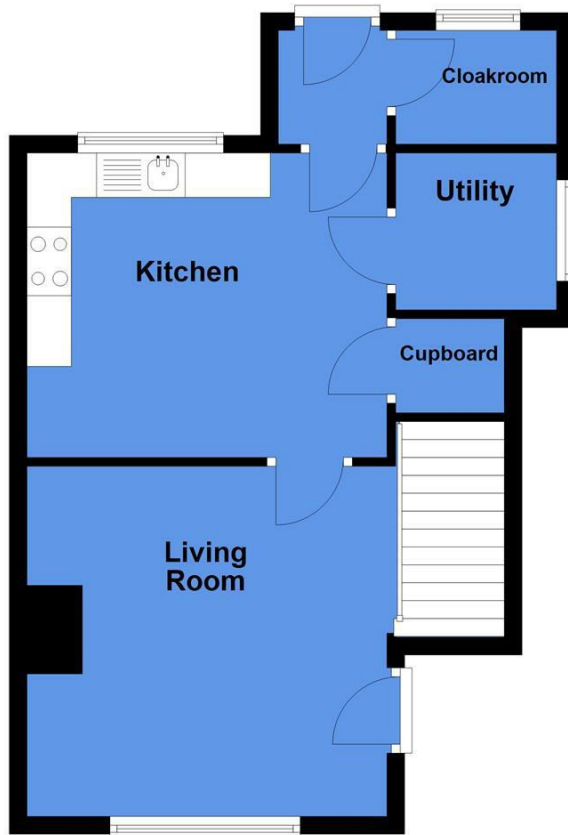
Parking

At the front of the property there is a driveway providing off road parking for two cars

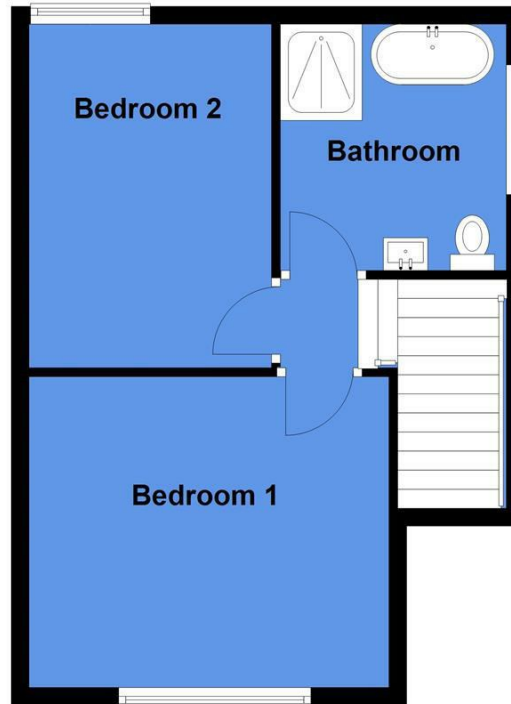
Agents Notes

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.

Ground Floor



First Floor



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	



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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