

eastcowes@wright-iw.co.uk

wright
estate agency



£350,000

67 Osborne Heights, East Cowes, Isle Of Wight, PO32 6FF





Located in the desirable area of Osborne Heights, East Cowes, this charming detached family home offers a perfect blend of comfort and convenience and boasts a modern design that is well-suited for family living. The home benefits from a stunning new kitchen and redecoration throughout. This home has to be viewed to fully appreciate the accommodation on offer.

With four spacious bedrooms, there is ample room for everyone to enjoy their own space. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host family gatherings or quiet evenings at home. The property also features two well-appointed bathrooms, ensuring that morning routines run smoothly for the whole family. The ground floor wc and utility room completes this lovely home.

One of the standout features of this home is the good-sized garden, which offers a wonderful outdoor space for children to play or for adults to unwind in the fresh air. Additionally, the property includes a garage and a driveway, providing parking for up to three vehicles, a rare convenience in today's market.



The location is particularly appealing, as it is close to local schools, the seafront, and a doctors' surgery, making it an ideal choice for families seeking a community-oriented environment. This home in Osborne Heights is not just a property; it is a place where cherished memories can be made. If you are looking for a family home in a sought-after location, this delightful house is certainly worth considering.

The coastal town of East Cowes has many features that include an array of shops and eateries including Waitrose supermarket, a medical centre and car ferry connections to Southampton. This property truly needs to be viewed to fully appreciate the accommodation on offer. For more information or to arrange an internal viewing please contact The Wright Estate Agency on 01983 281010.



Entrance Hall	
Downstairs W/C	5'4" x 2'9"
Lounge	14'7" x 12'4"
Dining Room	11'3" x 8'0"
Kitchen	16'3" x 11'5"
Utility Room	7'3" x 5'3"
Stairs to;	
Landing	
Bedroom 1	12'0" x 10'8"
En-Suite	4'8" x 4'3"
Bedroom 2	13'8" x 8'8"
Bedroom 3	14'11" x 8'10"
Bedroom 4	11'11" x 9'3"
Bathroom	6'3" x 6'2"

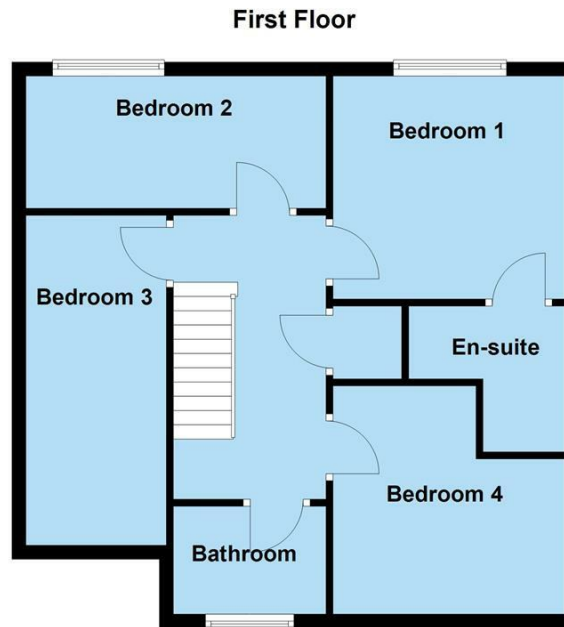
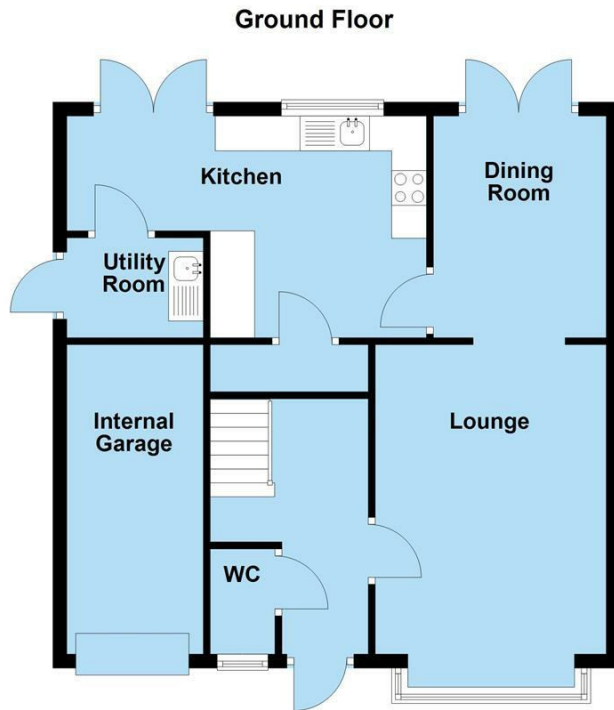
Outside
To the front of the property there is a driveway providing off road parking for 2 cars and leads to the garage which has up and over door, power and light. There is also a small garden area with gated access leading to the rear. The enclosed rear garden is of a good size and mainly laid to lawn.

Additional Information
Service Charge - £145 per annum

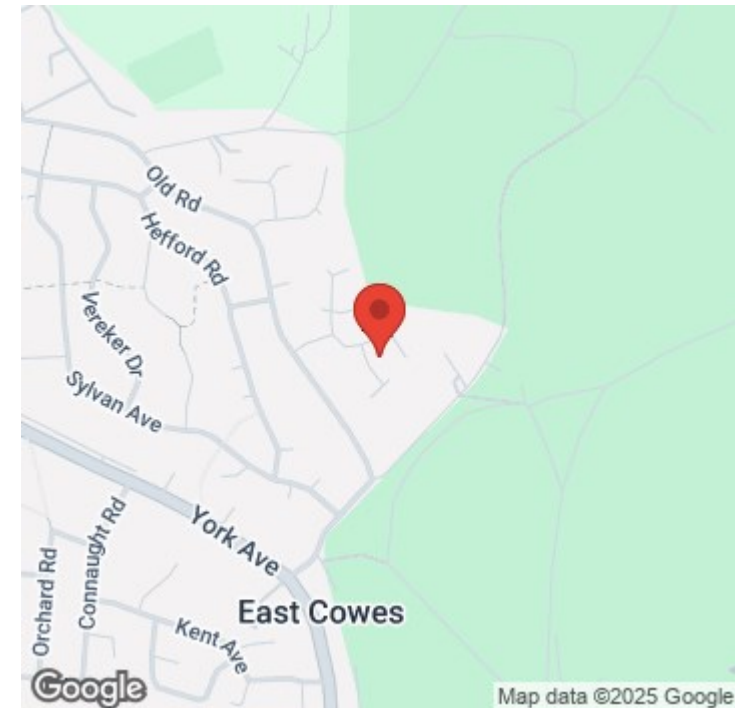
Council Tax
Band D

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

Agent 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		
(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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