



£425,000

31 Victoria Grove, East Cowes, Isle of wight, PO32 6DJ















If you are looking for the perfect family home in a sought after location then look no further! This truly is an ideal family home, it is within a stones throw from schools, recreational grounds with children's play area, East Cowes town and the seafront. It can be used as a four bedroom or five bedroom with ample room to spare.

This detached chalet bungalow is spacious throughout and comprises of a good size hallway with storage, lounge with patio doors leading out onto the garden, separate dining room, study/ bedroom four, good size kitchen with dining area, utility room and shower room. The first floor comprises three additional bedrooms and bathroom/ shower room wc. Externally there is driveway parking for multiple vehicles, spacious garage with electric up and over door and a good size garden for all the family to enjoy.



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.

This is a fantastic family home, therefore an internal viewing is highly recommended to appreciate what is on offer. Please contact The Wright Estate Agency on 01983 281010.





Lounge	15'11" x 12'10"
Kitchen / Diner	19'3" x 9'8"
Utility	7'4" x 6'10"
Shower Room	7'8" x 5'4"
Bedroom 4 / Study	11'3" x 8'8"
Dining Room	14'5" x 11'1"
Hall	10'2" x 8'5"
Bedroom 2	13'4" x 9'6"
Bedroom 3	9'0" x 6'0"
Bedroom 1	11'5" x 8'3"
Bathroom	14'6" x 13'6"

Outside

To the front and side of the property there is a driveway providing off road parking for multiple vehicles. The driveway leads to the spacious garage with electric up and over door, power and light. The enclosed rear garden is good size and mainly laid to lawn. There is also flower beds, mature shrubs, timber shed and large decked area which is ideal for family gatherings.

Garage 23'1" x 11'8"

Council Tax

Band C

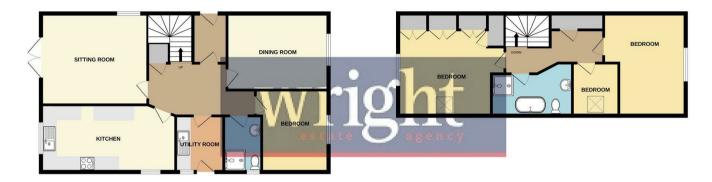
Services

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

GROUND FLOOR 911 sq.ft. (84.7 sq.m.) approx. 1ST FLOOR 589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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