

eastcoves@wright-iw.co.uk

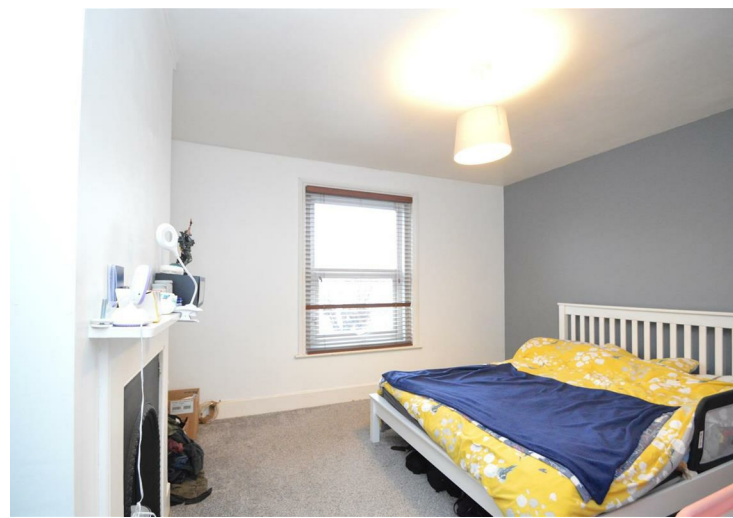
wright  
estate agency



**£230,000**

63 Adelaide Grove, East Cowes, Isle of Wight, PO32 6DD









This well presented and spacious end of terrace family home is situated within a popular location and boasts a good size garden and off road parking. The property is offered with no onward chain and would ideally suit a first time buyer.

Arranged over three floors the accommodation comprises of a welcoming hallway, three bedrooms, two reception rooms, good size kitchen with modern units and modern bathroom wc. Additional features include double glazing, gas central heating, good size garden and off road parking.

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 a mile away.

**Please call the Wright Estate Agency on 01983 281010 to arrange an internal viewing**

Lounge	12'8" x 12'0"
Kitchen	13'6" x 9'5"
Dining Room	12'8" x 11'10"
Bathroom	12'11" x 5'6"
Bedroom 1	12'8" x 12'2"
Bedroom 2	9'10" x 12'8"
Attic	15'10" x 12'8"

**Outside**

To the front of the property there is a driveway providing off road parking. There is also side access leading to the rear. The rear garden is a good size and mainly laid to lawn.

**Council Tax**  
Band B

**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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		54	
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU  
 Phone: 01983 281010  
 Email: eastcowes@wright-iw.co.uk

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