



£239,950

6 Kent Avenue, East Cowes, Isle of Wight, PO32 6QN



If you are wanting the perfect family home then look no further! This deceptively spacious and very well presented family home is situated within a popular location, close to schools and recreational grounds. The property is within walking distance of East Cowes seafront and Queen Victoria's former summer residence Osborne House.

The bright and welcoming accommodation comprises of an entrance hallway, sitting room with double doors to the separate dining room, kitchen with modern units and side porch which makes an ideal storage room. The first floor comprises of three good size bedrooms and family bathroom. The rear garden is a real treat and has enough space for all the family. There is a good size lawn area for the kids to play and a lovely patio area for all the family to enjoy those gatherings.

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 truly 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	15'0" x 14'0"
Dining Room	11'0" x 10'10"
Kitchen	10'9" x 10'2"
Bathroom	6'10" x 5'7"
Bedroom 1	13'7" x 11'11"
Bedroom 2	11'1" x 10'3"
Bedroom 3	7'3" x 9'5"

Outside

The enclosed rear garden is a good size and mainly laid to lawn. There is also a patio area, mature shrubs and trees, external storage and external wc.

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.





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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