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wright estate agency



£164,995

32A York Avenue, East Cowes, Isle of Wight, PO32 6RU













Set in the charming town of East Cowes, this delightful semi-detached bungalow on York Avenue presents an excellent opportunity for those seeking a tranquil retirement property. With its prime location in the town centre, residents will enjoy easy access to local amenities, shops, and services, making daily life both convenient and enjoyable.

The bungalow features a comfortable reception room, perfect for relaxation or entertaining guests. The double bedroom offers a peaceful retreat, while the well-appointed kitchen and bathroom ensures all your needs are met. One of the standout features of this property is the enclosed rear garden, providing a private outdoor space to enjoy the fresh air, whether it be for gardening, reading, or simply soaking up the sun.

Additionally, the property is situated close to the seafront, allowing for leisurely strolls along the coast and the chance to embrace the beautiful seaside lifestyle. Being chain-free, this bungalow offers a smooth transition for potential buyers, making it an attractive option for those looking to settle down without the hassle of lengthy waiting periods.

In summary, this semi-detached bungalow on York Avenue is an ideal choice for retirees or anyone seeking a peaceful yet convenient living environment. With its charming features and prime location, it is a property not to be missed.

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.



Lounge	12'9" x 12'7"
Hallway	
Kitchen	9'8" x 6'4"
Bedroom	12'9" x 9'1"
Wet Room	9'1" x 4'5"

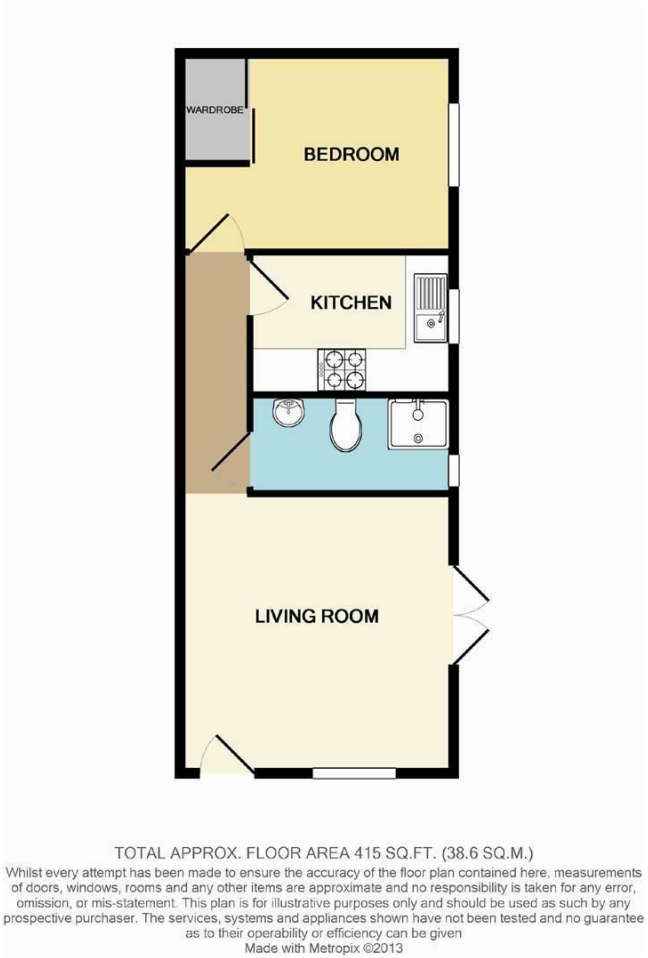
Outside
To the side of the property is the enclosed garden. It is laid to artificial lawn and has the added benefit of a timber shed and gated access to the front.

Council Tax
Band B

Tenure
Freehold

Services
Mains water, drainage, gas and electric

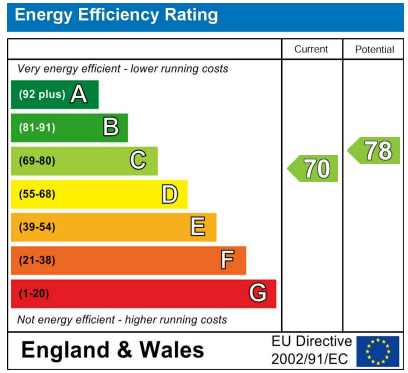
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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