

Cowes, Isle of Wight



- **3 Bedroom Modern Family Home**
- **Garage and Driveway**
- **Private, Sunny Rear Garden**
- **Quiet Cul de sac location**
- **Chain Free**



About the property

CHAIN FREE - This ideal family home sits in a quiet cul de sac, whilst enjoying all the benefits of modern living!

Situated in a sought after location of Cowes, the property is close to Good Schools, excellent daily amenities and the Cowes High Street with its array of Shops, Cafes and Restaurants. Lovers of the outdoors will benefit from the close by Cycle track, Parks and Golf Club close by. The Aldi supermarket, handy Co-op store amongst other handy day to day stores, are all in easy reach.

The property offers driveway parking for at least two vehicles but has scope to extend if the lucky new owner should desire it. The garage is serviced with electricity as well, so an EV charger could be installed with relative ease. The outside space here is larger than many others locally and whilst being sunny and very private, also retains the benefit of being able to further extend the rear garden space quite significantly.

Internally the property offers bright, light and airy living spaces with a large lounge and spacious kitchen too. A real benefit here is that both these rooms open directly onto the rear garden, a great asset when entertaining. The downstairs also has a handy downstairs WC. The first floor comprises three family sized bedrooms with an en-suite to the master and a family bathroom to suitably complement the house.

For anyone wanting a chain free, superbly placed and ready to move into property with the benefit of being able to add further value, this is the ideal option!

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner 16'10 x 12'8

Kitchen/Breakfast Room 16'10 x 9'

Downstairs Cloakroom W/C

FIRST FLOOR

Landing

Bedroom 1 11'9 x 8' En-suite

Bedroom 2 10'9 x 9'2

Bedroom 3 8'8 x 7'9

Bathroom

OUTSIDE

Front Garden

Side Garden

Driveway

Garage

Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			