



2 Edinburgh Close, Cowes  
£295,000

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Positioned in a quiet and very popular residential area, this beautifully styled semi detached bungalow offers well appointed and extremely welcoming accommodation. Warmed by gas central heating and with UPVC double glazing, there are two double bedrooms; sleek modern bathroom; large living room with super conservatory off and an attractive kitchen. The home is set back from the cul-de-sac with a lawned garden and wide block paved parking area leading to the garage. The sunny, enclosed and very pretty rear garden is laid to areas of block paved patio; lawn and gravel. Freehold. EPC D-68. Council Tax Band - C

### Smart UPVC double glazed side entrance door to:

#### Entrance Hallway:

A shaped area with fresh white woodwork and flat ceiling with inset downlights. Stylish built in storage cupboard and shelving unit; access to loft and grooved oak doors to:

#### Living Room:

15'5" x 11'2" (4.72m x 3.42m)

A lovely large room with oak style flooring and soft hessian decor finished with a flat white ceiling. One wall is devoted to a bespoke and very stylish shelving and cupboard unit and to the end of the room is a UPVC double glazed window and door leading to the:

#### Conservatory:

10'11" x 9'8" (3.34m x 2.96m)

A large and light addition to the home, providing a valuable second reception room of solid and UPVC double glazed construction with vaulted ceiling and doors leading to the garden.

#### Kitchen:

10'9" max x 8'7" max (3.28m max x 2.63m max)

Fitted with pale wooden effect fronted units and glossy pale green worktops with blue and cream splashback tiling. Large UPVC double glazed side window with stainless steel sink under and UPVC double glazed rear window and door to garden. Built in cupboard housing the gas fired boiler and spaces for all appliances.







### Bedroom One:

14'6" x 11'1" inc wardrobes (4.43m x 3.40m inc wardrobes)

An elegantly presented double room set to the front of the home, decorated in a soft willow green colour palette. One wall of large fitted wardrobes provide plenty of storage and there is a UPVC double glazed front window.



### Bedroom Two:

9'2" x 8'9" (2.81m x 2.67m)

Another double bedroom in pale calming decor with UPVC double glazed front window.

### Bathroom:

6'7" max x 5'3" max (2.01m max x 1.62m max)

Fitted with a sleek white suite of bath with shower over and folding glass screen and vanity unit with wash hand basin and concealed cistern WC. The room is fully tiled in glossy white, with flat white ceiling and inset downlights. Opaque UPVC double glazed side window.



### Front Garden & Parking:

The home is set back from the road by a wide block paved parking area and neat lawn to one side. The block paving leads to the:

### Garage:

With up and over door, power and light.

### Rear Garden:

Gated access leads from the front though to the

rear garden where the block paving flows from the front to create a large and sunny patio. Beyond this is an area of lawn with a gravelled garden to the end. Prettily planted beds border the garden giving height and colour. Timber garden shed.

### Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

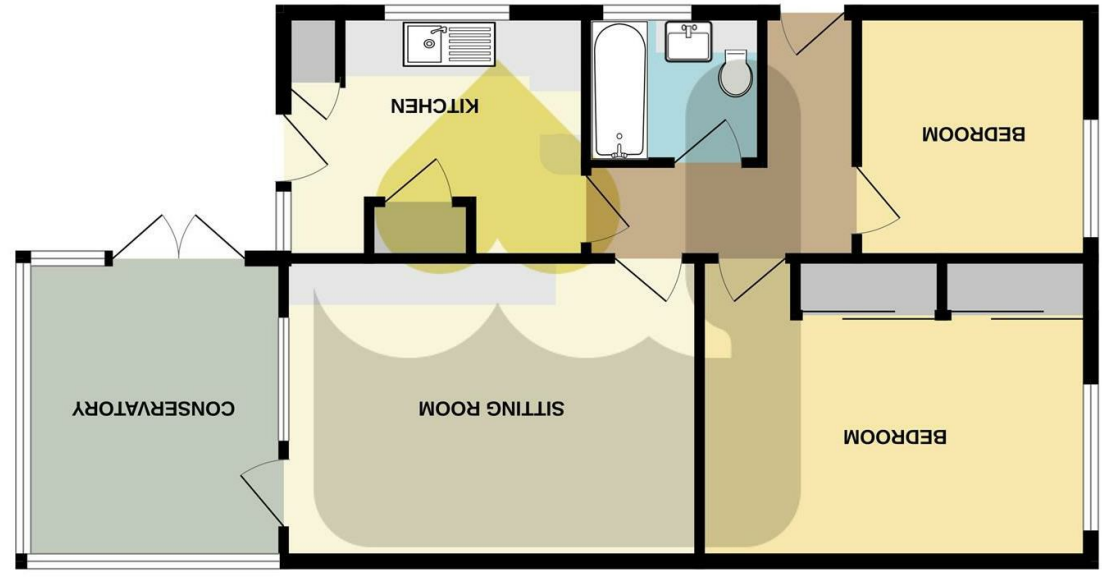


Pop in for a chat  
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Arrange a viewing  
 Call us on 01983 280555  
 Email: hello@meganbakerestateagents.com  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	85
Current	68
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs 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



GROUND FLOOR (67.5 sq.m.) approx.  
 726 sq.ft. (67.5 sq.m.) approx.

TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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