



242 Gurnard Pines Cockleton Lane, Cowes
£120,000

 **Megan Baker**
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A beautifully presented semi detached bungalow, positioned in a lovely part of the Gurnard Pines site on a row of similar properties. It has super woodland surroundings; a lovely outlook to the Solent and offers light and stylishly presented accommodation. The open plan living area, sits to the front of the home and combines a smart kitchen as well as spaces for seating and dining. An inner hallway leads off to the two double bedrooms - one en-suite and the separate bathroom. The home is warmed by gas central heating; has UPVC double glazing and an allocated parking space next to the home. Offered with no onward chain. Council Tax Band - A. EPC C-70. NO PETS ALLOWED - CASH PURCHASE ONLY. Leasehold. 99 years from 1/10/2002. Ground Rent currently £2,458.39pa. Service Charge currently £1040.04 pa.

UPVC double glazed side entrance door into:

Open Plan Living Area:

21'5" max x 14'2" max (6.53m max x 4.34m max)

A lovely light and spacious open plan living area, which incorporates spaces for living and dining, with patio doors and a large window set to the front offering a leafy vista and a Solent outlook. The room has inset spotlights and is decorated in crisp white with a chic silver accent to one wall. The galley style kitchen area is arranged to one corner and fitted with glossy white fronted units, topped by oak block worksurfaces. There are spaces for appliances, as well as a fitted

undercounter oven; hob and extractor hood. Grey sparkle splashbacks and Franke Stainless steel sink with separate colander strainer. Door to:

Inner Hallway:

With access to loft and built in double fronted storage cupboard. Doors to:

Bedroom One:

14'7" x 9'8" max (4.45m x 2.97m max)

A very pretty double bedroom in fresh white decor with a silver feature accent to one wall. External door and window to rear and further door to:





En-Suite Shower Room

8'5" max x 3'9" max (2.57m max x 1.16m max)

Smartly fitted with white WC; wash hand basin and shower enclosure with sleek panelled walls. Opaque double glazed side window.

Bedroom Two:

10'7" x 10'7" (3.25m x 3.24m)

A second good sized double room in white decor with window to rear offering a leafy and private outlook.



Bathroom:

7'8" max x 5'9" max (2.36m max x 1.76m max)

Fitted with a chic white suite of WC; wash hand basin and bath with mixer tap/shower attachment over.

Outside:

The home has a sunny patio to the front and is surrounded by lawned communal gardens and mature trees - perfect for wildlife.

Parking:

There is an allocated parking space for one car next to the property.

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

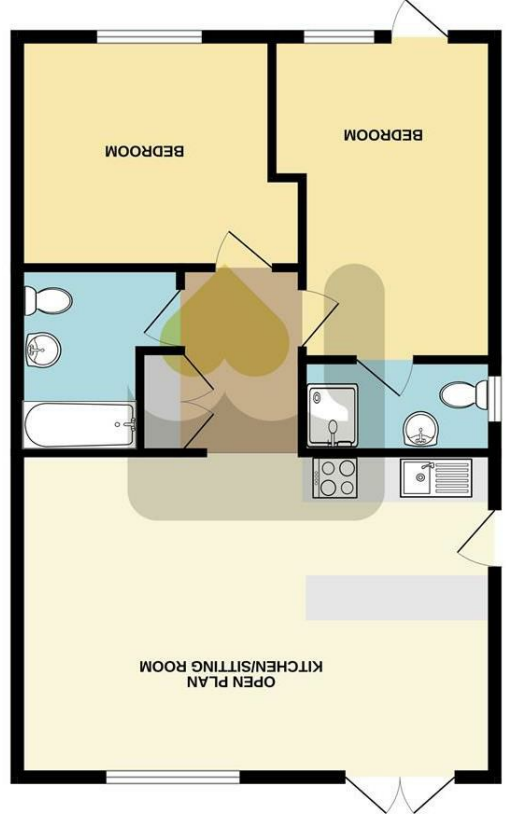


Pop in for a chat
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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	89
Current	70
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92 plus)	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	
Very energy efficient - lower running costs	



GROUND FLOOR
 674 sq.ft. (62.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no guarantee is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, engineer and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

TOTAL FLOOR AREA: 674 sq. ft. (62.6 sq.m.) approx.