



Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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**Fox & home**  
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11 Fairlead Road  
Cowes, PO31 7FH  
£279,950

This three bedroom, modern family home is situated in a popular area on the outskirts of Cowes. The town, schools and other amenities are all easily accessible, so we are anticipating lots of interest. Gardens, garage and parking. No onward chain.

3 1 2





UPVC double glazed front door to:

#### Hall:

Stairs to first floor. Radiator. Door to living room and:

#### Cloakroom:

Low level WC. Wash hand basin. Radiator.

#### Living Room: 16'9" x 13'9" (max) (5.11m x 4.19m (max))

Large room with UPVC double glazed window to the front. Feature fireplace. Radiator. Door to:

#### Kitchen: 16'6" x 9' (5.03m x 2.74m)

Fitted with a range of floor and wall units with easy wipe work surfaces. Built in oven, gas hob and extractor. Sink unit. Space and plumbing for a washing machine and tumble drier. Understairs storage cupboard. Space for table and chairs. Radiator. Tiled floor. UPVC double glazed doors to the rear garden.

#### First Floor

#### Landing:

UPVC double glazed window to the side, Doors off. Access to loft. Cupboard houses boiler.

#### Bedroom One: 12'2" x 9'9" (+recess) (3.71m x 2.97m (+recess))

Double bedroom with UPVC double glazed window to the front. Large built-in wardrobe. Radiator. Door to:

#### Ensuite Shower Room:

Freestanding shower cubicle, pedestal wash hand basin and low level WC. Radiator.

#### Bedroom Two: 10'3" x 9'4" (+recess) (3.12m x 2.84m (+recess))

UPVC double glazed window to the rear looking over the garden. Radiator. Built-in wardrobe.

#### Bedroom Three: 8'3" x 6'10" (2.51m x 2.08m)

UPVC double glazed window to the front. Radiator.

#### Bathroom:

Suite comprises: Panelled bath (with shower attachment), pedestal wash hand basin and low level WC. Radiator.

#### Gardens:

There are lawns to the front and rear.

#### Garage:

Single garage with driveway parking in front.

Tenure: Freehold

EPC: C

Council Tax: C

Sell with Fox & home

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Council Tax Band: Band C EPC Rating: C

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