

**Benton Close East Cowes, PO32 6PX**

**£289,950**



Offered CHAIN FREE!! This 3 bedroom link-detached house is located in a quiet cul-de-sac location in the popular town of East Cowes. Within easy reach of local schools, shops and ferry links to Southampton. The property consists of a modern-fitted kitchen, spacious lounge/diner, two double bedrooms, one single bedroom and family bathroom. Outside offers a good-sized garden and patio area with a pond and garden chalet. Other benefits of the property includes a garage with additional shelving, two driveways for four vehicles, side access, finger turn locks, double glazing and gas central heating. This is the perfect family home!!

**CHAIN FREE!!**

**LINK-DETACHED HOUSE**

**CUL-DE-SAC LOCATION**

**3 BEDROOMS**

**GARAGE & DOUBLE DRIVEWAY**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

# ROOMS

## Entrance Hall

### Kitchen 8' 1" x 8' 8" (2.46m x 2.64m)

Laminate flooring. Modern-fitted kitchen with matching wall base units. Sink drainer. Double glazed window to front aspect.

### Lounge/Diner 11' 6" x 16' 3" (3.50m x 4.95m)

Wooden flooring. Double glazed sliding door to rear aspect leading on to the garden. Radiator.

## Landing

### Bedroom 1 12' 10" x 9' 3" (3.91m x 2.82m)

Carpet flooring. Built-in wardrobe. Double glazed window to rear aspect.

### Bedroom 2 10' 3" x 8' 8" (3.12m x 2.64m)

Carpet flooring. Built-in wardrobe. Double glazed window to front aspect. Radiator.

### Bedroom 3 8' 9" x 6' 2" (2.66m x 1.88m)

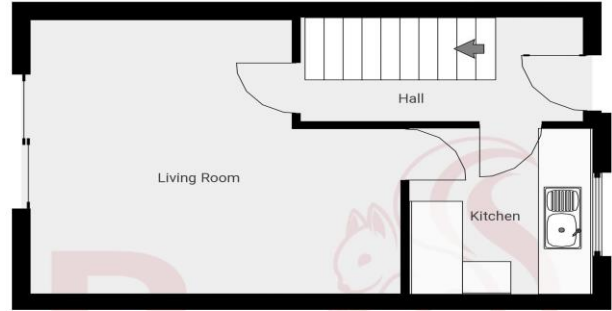
Carpet flooring. Double glazed window to rear aspect. Radiator.

### Bathroom 6' 8" x 6' 0" (2.03m x 1.83m)

Laminate flooring. Fitted-bath with over head shower, sink & WC. Double glazed frosted window to front aspect.

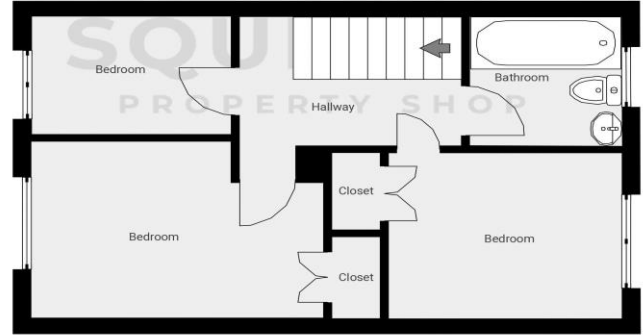
## ▼ Ground Floor

TOTAL AREA: 343.06 sq ft · LIVING AREA: 343.06 sq ft · ROOMS: 3



## ▼ 1st Floor

TOTAL AREA: 383.80 sq ft · LIVING AREA: 295.04 sq ft · ROOMS: 7



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			<b>84</b>

England, Scotland & Wales EU Directive 2002/91/EC

