

2 Kingston Farm Lane East Cowes, PO32 6GY

£299,950



AVAILABLE NOW!! We are pleased to offer a private new-build property for rental, ideally positioned in a quiet cul-de-sac in the historic town of East Cowes, within easy reach of mainland & local travel links, town centre and popular schools. Completed to an extremely high standard, the property has three bedrooms with the master benefiting from a en-suite. Please note new flooring will be laid prior to moving in. The property has two allocated parking spaces, bin store area and modern finish throughout. PLEASE CONTACT US FOR A VIDEO TOUR!!

AVAILABLE NOW!!

3 DOUBLE BEDROOMS

2 PARKING SPACES EACH & VISITOR PARKING

SEMI-DETACHED HOUSE

NEW BUILDING FINISHED TO A HIGH  
STANDARD

PRIVATE CUL-DE-SAC

# ROOMS

## Entrance Hall

UPVC front door. Radiator. Wood-effect laminate flooring. Doors & stairs off to:

## Lounge/Dining Area 15' 1" x 11' 2" (4.6m x 3.4m)

Open plan living space with double glazed French doors and window to rear aspect. Storage cupboard. Radiator. Wood-effect laminate flooring. Opening To:

## Kitchen Area 10' 2" x 9' 6" (3.1m x 2.9m)

Double glazed window to front aspect. Fitted base & wall units. Integrated oven & hob. Space for all appliances. Wood-effect laminate flooring.

## Cloakroom

Double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Radiator. Wood-effect laminate flooring.

## First Floor Landing

Carpeted flooring. Doors & stairs off to:

## Bedroom 2 13' 1" x 9' 2" (4m x 2.8m)

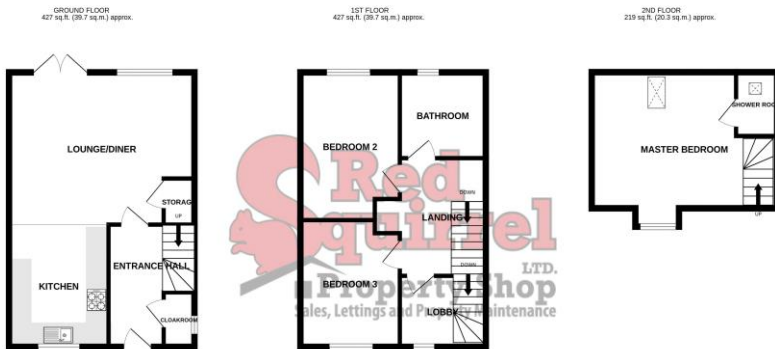
Double glazed window to rear aspect. Radiator.

## Bedroom 3 11' 6" x 9' 6" (3.5m x 2.9m)

Double glazed window to front aspect. Radiator.

## Outside

Front: Well presented front garden with steps leading to front door & side access. Rear: Part laid to patio with space for table & chairs. Half laid to lawn. Side



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any 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. Made with Metropix 5/2023

access. Parking: Two allocated parking spaces. Visitor space.

## Lobby

Stairs leading to second floor. Space for a desk or reading area. Double glazed window to front aspect.

## Master Bedroom 17' 9" x 13' 1" (5.4m x 4m)

Double glazed windows to front & rear aspect. Radiator. Door to:

## En-suite

Shower enclosure. Low level WC. Pedestal wash hand basin. Heated towel rail. Double glazed Velux window.



## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 95        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

