

## 4 Three Gates Road Cowes, PO31 7UH

£299,950



This modern 3 bedroom semi-detached property located on the outskirts of the popular town of Cowes, within easy reach of local schools, shops & Cowes seafront. The well-presented property consists of a spacious living room, downstairs WC, kitchen/diner. Upstairs consists of a three bedrooms & a family bathroom. Outside consists of a patio area, garden & side access. Other benefits of the property includes off-road parking, double glazing throughout and gas central heating. This is the perfect family home!!

3 BEDROOMS

CLOSE TO LOCAL SCHOOLS & SHOPS

DOUBLE GLAZING

SEMI-DETACHED HOUSE OFF-ROAD PARKING GAS CENTRAL HEATING

3 Langley Court Pyle Street Newport Isle of Wight PO30 1LA Tel: 01983 521212 Fax: 01983 521212 Email: enquiries@redsquirrelpropertyshop.co.uk www.redsquirrelpropertyshop.co.uk

## ROOMS

## **Entrance Hallway**

**Living Room** 15' 6" x 12' 2" (4.72m x 3.70m) Carpet flooring. Double glazed windows to front and side aspect. Radiator.

**Downstairs WC** 4'2" x 7' 1" (1.28m x 2.17m) Wood effect laminate flooring. Sink & WC.

**Kitchen/Diner**  $10'6'' \times 15'6'' (3.19m \times 4.72m)$ Wood effect laminate flooring. Fitted kitchen, with gas hob & electric oven. Sink drainer. Room for white goods. Double glazed window to rear aspect & french doors leading on to patio area.

## Landing

**Bedroom 1** 10' 4" x 15' 6" (3.15m x 4.72m) Carpet flooring. Two Double glazed windows to front aspect. Radiator.

**Family Bathroom** 7' 11" x 7' 10" (2.42m x 2.40m) Laminate flooring. Fitted bath & walk-in shower. Sink & WC. Double glazed frosted window to side aspect.

**Bedroom 2** 10' 4" x 7' 10" (3.16m x 2.40m) Carpet flooring. Double glazed window to rear aspect. Radiator.

Bedroom 3 7' 7" x 7' 8" (2.32m x 2.34m)



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Energy performance certificate (EPC)

Breakdown of property's energy performance

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