

46 York Avenue East Cowes, PO32 6RU

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CHAIN FREE!! Is this well presented two bedroom semi-detached house, ideally located within easy reach of East Cowes town and mainland & local travel links. The property consists of a lounge, dining room, fitted-kitchen and downstairs shower room. Upstairs are two good-sized bedrooms and a bathroom. Small courtyard garden to the front of the property, to the rear a pleasant enclosed garden and garage. Other benefits include garage with parking, gas central heating and double glazing. This is the perfect home for first time buyers!!

CHAIN FREE

GARAGE

CLOSE TO TOWN & FERRY

2 BEDROOM SEMI DETACHED HOUSE

2 RECEPTION ROOMS

GAS CENTRAL HEATING & DOUBLE GLAZING

# ROOMS

## Entrance Hallway

**Living Room** 10' 6" x 10' 2" (3.20m x 3.11m)  
LVT Wood effect flooring. Feature fireplace. Double glazed bay window to front aspect. Radiator.

**Dining room** 10' 6" x 10' 4" (3.20m x 3.15m)  
Wood effect LVT flooring. Double glazed windows to side and rear aspect. Radiator.

**Kitchen** 10' 2" x 5' 11" (3.10m x 1.80m)  
Tiled flooring. Fitted-kitchen with sink drainer, gas hob & oven. Double glazed window to side aspect and door leading out to the garden.

**Downstairs WC** 5' 7" x 5' 10" (1.70m x 1.78m)

## First Floor Landing

**Bedroom 1** 10' 7" x 10' 3" (3.22m x 3.12m)  
Carpet flooring. Double glazed bay window to front aspect. Radiator.

**Bedroom 2** 10' 10" x 10' 4" (3.30m x 3.15m)  
Carpet flooring. Double glazed window to rear aspect. Radiator.

**Bathroom** 10' 4" x 5' 11" (3.15m x 1.80m)  
Laminate wood effect flooring. Fitted-bath, sink & WC. Double glazed frosted window to rear aspect.

### Project 44

TOTAL AREA: 64.18 m<sup>2</sup> · LIVING AREA: 64.18 m<sup>2</sup> · FLOORS: 2 · ROOMS: 9



#### ▼ Ground Floor

TOTAL AREA: 33.28 m<sup>2</sup> · LIVING AREA: 33.28 m<sup>2</sup> · ROOMS: 5



#### ▼ 1st Floor

TOTAL AREA: 30.90 m<sup>2</sup> · LIVING AREA: 30.90 m<sup>2</sup> · ROOMS: 4



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

