

**2 Morton Meadows Perowne Way Sandown, PO36
9FQ**

£350,000



This modern 3 bedroom detached house is located in a quiet gated community in the popular town of Sandown, within walking distance to local schools, shops & Sandown's sandy beaches. The property consists of a spacious kitchen, lounge/diner, conservatory, two double bedrooms one benefitting from an en-suite, one single bedroom and a bathroom. Outside offers a patio area and lawn with side access. Other benefits of the property include off-road parking for one vehicle, gas central heating and newly-fitted double glazing. This is a must see!!

3 BEDROOMS

CONSERVATORY

OFF-ROAD PARKING

DETACHED HOUSE

PRIVATE GATED COMMUNITY

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Kitchen 10' 2" x 12' 6" (3.11m x 3.82m)

Herringbone flooring. Fitted-kitchen with wall base units. Sink drainer, electric hob & oven. Breakfast bar. Double glazed window to front aspect.

Living room 10' 2" x 18' 6" (3.11m x 5.65m)

Carpet flooring. Double glazed window to rear aspect. Double glazed sliding doors leading onto conservatory. Radiator.

Conservatory 12' 2" x 11' 3" (3.71m x 3.43m)

Wood effect laminate flooring. Double glazed UPVC conservatory windows and doors. Radiator.

Downstairs WC

First Floor Landing

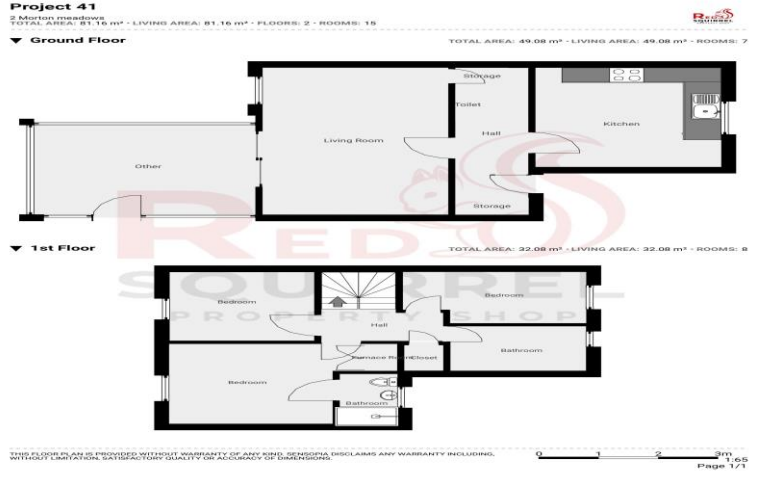
Bedroom 1 9' 0" x 10' 1" (2.74m x 3.07m)

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

Bedroom 2 7' 11" x 8' 8" (2.42m x 2.64m)

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

Bedroom 3 10' 1" x 6' 6" (3.07m x 1.97m)



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

Bathroom 7' 5" x 5' 7" (2.27m x 1.71m)

Laminate flooring. Bath with over head shower. Sink & WC. Double glazed window to front aspect.

En-suite 3' 2" x 6' 3" (0.97m x 1.91m)

Laminate flooring. Walk-in shower, sink & WC. Towel rail. Double glazed window to front aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

