

76 South Bank Road East Cowes, PO32 6JB

£220,000



This three bedroom family home is fantastically located near local schools, bus routes and also great for mainland commuters. This generously-sized family home benefits from an entrance porch, good sized living room with built in bar, open planned kitchen with dining area. Upstairs is two double bedrooms and one single bedroom, with a family bathroom. The property also boasts a spacious front garden and rear with a fully-lined log-cabin built by Bradbury Sheds. Other benefits include Gas Fired central heating and double glazing.

SEPARATE ANNEXE WITH ELECTRIC AND
INSULATION

GREAT LOCATION FOR COMMUTERS FROM
THE MAINLAND

EASY LINKS TO TRANSPORT

DOUBLE GLAZING & GAS CENTRAL HEATING

CLOSE TO LOCAL SCHOOLS & SHOPS

OPEN PLAN KITCHEN AND DINING

ROOMS

Entrance Porch

Full frontal porch, lots of space for coats and shoes to be stored, wooden front door which leads to the hallway.

Living Room 17' 7" x 13' 0" (5.36m x 3.96m)

Double glazed bay window to front of the property, which lets in plenty of natural light, radiator, built in bar and doorway leading to the kitchen.

Dining Room 9' 7" x 8' 6" (2.92m x 2.59m)

Open plan dining room. Rear PVC double glazed doors leading to garden and walk way through to the kitchen.

Kitchen 14' 1" x 8' 11" (4.29m x 2.72m)

Great open plan kitchen lots of space for cooking, double glazed window looking out on the garden and built in larder.

Bedroom 1 14' 7" x 9' 1" (4.44m x 2.77m)

Well sized Double bedroom, accessible via sliding door from the landing, double glazed window to the front aspect and large built in wardrobes.

Bedroom 2 13' 3" x 9' 0" (4.04m x 2.74m)

Double glazed window overlooking the front of the property, radiator fitted in the room.

Family Bathroom 9' 10" x 5' 5" (2.99m x 1.65m)

Two double glazed windows to rear aspect. Shower cubicle. Bath. Low level WC. Pedestal wash basin. Radiator.



GROUND FLOOR
APPROX. FLOOR
AREA 53.0 SQ.M.
(570 SQ.FT.)

Bedroom 3 10' 9" x 6' 7" (3.27m x 2.01m)

Double glazed window that over looks the garden, allowing natural light into the address. Radiator fitted and a built in wardrobe.

Outside

Front: Mainly laid to lawn with surrounding hedge & shrubs. Concrete pathway leading to porch. Rear: Well sized gravel area, with a wooden pergola, insulated wooden outbuilding built by Bradbury sheds with its own electric point and wired in internet. Ideal for a fourth bedroom or office.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



