

**276 Park Road Cowes, PO31 7NJ**

**£425,000**



This modern presented 4 bedroom semi-detached property is located within walking distance of the local park, seafront and transport links to the mainland. The stunningly presented property consists of an open plan living/dining area, modern kitchen and utility room. The first floor offers two well sized double bedrooms with family bathroom. Two double bedrooms and a shower room are located on the second floor. Outside consists of a patio area, artificial turf area and raised sitting area. The front comprises a double driveway for off road parking.

**4 BEDROOMS**

**OFF ROAD PARKING**

**CLOSE TO LOCAL SCHOOLS AND PARKS**

**SEM-DETACHED HOUSE**

**DOUBLE GLAZING AND GAS CENTRAL  
HEATING**

**WALKING DISTANCE TO MAINLAND  
TRANSPORT LINKS**

## ROOMS

### Entrance Hall

#### **Kitchen** 15' 0" x 11' 5" (4.57m x 3.48m)

Modern fitted kitchen with tiled flooring, window to front aspect, opening to dining room

#### **Dining Room** 10' 11" x 9' 9" (3.32m x 2.97m)

Tiled flooring throughout carrying on from kitchen, wall gas radiator

#### **Living Room** 11' 9" x 17' 5" (3.58m x 5.30m)

Double glazed UPVC door to rear aspect, tiled throughout, wall radiator, skylight window

#### **Utility room** 7' 9" x 8' 4" (2.36m x 2.54m)

Vinyl flooring, low level WC, sink and work top space with ample space underneath

#### **Bedroom 1** 11' 8" x 11' 9" (3.55m x 3.58m)

Carpet flooring throughout, double glazed window to front aspect, wall radiator

#### **Bedroom 2** 10' 5" x 11' 8" (3.17m x 3.55m)

Carpet flooring, double glazing to rear aspect, wall radiator

#### **Bathroom** 7' 8" x 7' 2" (2.34m x 2.18m)

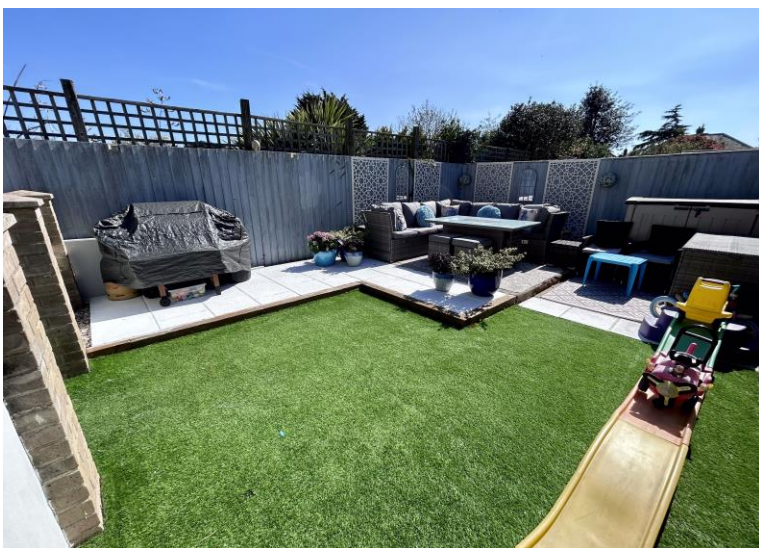
Tiled flooring, double glazed window to rear aspect, low level WC, over shower bath, sink basin

#### **Shower Room** 6' 4" x 3' 1" (1.93m x 0.94m)

Walk in shower, low level WC, sink basin, vinyl flooring



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>80 C</b>
55-68	<b>D</b>	<b>61 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		