



Cockleton Lane | Cowes | PO31 8RW

Asking Price £59,950



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**CHAIN FREE:** This two-bedroom semi-detached bungalow is situated in the esteemed Gurnard Pines site, conveniently located near essential on-site amenities as well as Gurnard's sandy beaches and the town centre of Cowes.

The property features a spacious open-plan living room combined with a kitchen, two generously sized double bedrooms, and a well-appointed bathroom. Externally, there is a patio area that offers additional outdoor space.

Other advantages of this property include on-site parking, attractive woodland views, accessible amenities, recent re-pointing work, a gas central heating system, and newly installed double glazing. **CASH BUYERS ONLY!!**

- CHAIN FREE!!
- 2 BEDROOMS
- MODERNISED THROUGHOUT!
- PARKING
- WALKING DISTANCE TO GURNARD BEACH
- CASH BUYERS ONLY!!

**Living Room**  
14'7" x 16'0" (4.45 x 4.88 (4.44 x 4.87))

**Bedroom 1**  
10'6" x 7'7" (3.20 x 2.31)

**Bedroom 2**  
7'7" x 8'0" (2.31 x 2.44)

**Bathroom**  
6'5" x 4'11" (1.96 x 1.50)

**Outside**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 91        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 57                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Council Tax Band A**  
**EPC Rating D**

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