



# Place Side

## Cowes

£270,000



Lancasters

A wonderful family home - with schools, recreation ground & park and bus stops all nearby. A short drive away is the town centre of Cowes with it range of shops and cafes and the Red Jet passenger ferry to Southampton. The Islands principle town of Newport is just short drive away with supermarkets and other amenities. The property has accommodation comprising of a good size kitchen, lounge/dining room, conservatory 3 bedrooms and bathroom. There are gardens to the front and rear of the property, with direct access to the en-bloc garage and single parking space. Further benefits include gas central heating and double glazing.



## 3 Bedroom Terraced House

### Entrance

A bright welcoming hall - with accommodation off and stairs to the first floor.

### Kitchen 10' 4" x 10' 2" (3.15m x 3.10m)

Situated at the front of the property. arranged with a series of floor and wall mounted storage units, with integrated hob and cooker. Space and plumbing for further white appliances. Space perhaps for a breakfast table and chairs. Serving hatch to the main reception.

### Lounge/Diner 16' 10" x 10' 3" (5.12m x 3.12m) max

A large main family reception, with picture window and door to the rear. Under stairs storage cupboard.

### Conservatory 14' 10" x 9' 9" (4.51m x 2.96m)

Double glazed a brick construction. Lovely additional space overlooking the garden. Tiled floor and radiator.

### First Floor

Linen storage. Loft access.

### Bedroom 1 11' 6" x 9' 5" (3.5m x 2.87m)

A double rear aspect bedroom overlooking your garden.

### Bedroom 2 10' 5" x 12' 8" (3.17m x 3.87m)

A front aspect double bedroom.

### Bedroom 3 7' 7" x 6' 11" (2.3m x 2.1m)

A rear aspect single bedroom.

### Bathroom

A nicely appointed family bathroom, with panelled bath and shower over, w/c and basin

### Outside

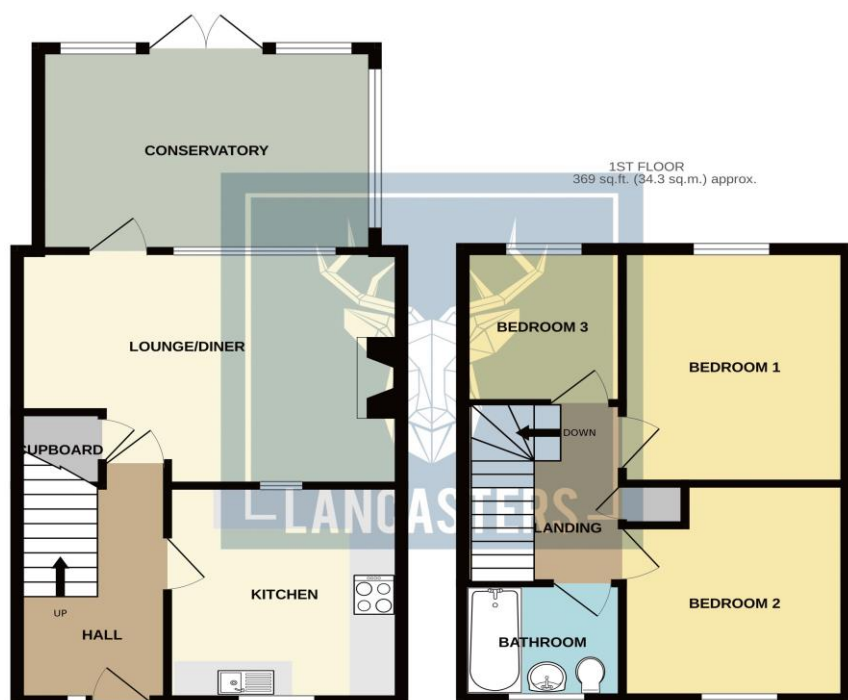
The property enjoys front and rear gardens. With patio and low maintenance to the front and at the rear a lawn, patio and planting. Secure fencing and rear gate which provides access via a short path to your single en bloc garage and parking.

### Garage 17' 0" x 8' 5" (5.18m x 2.56m)

A single en bloc terrace garage with up and over vehicle front door. Single parking space in front.



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure: Freehold

Council: C

EPC: D



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