



## Kingslea Park

East Cowes

£190,000



Lancasters

CHAIN FREE - 2 Bedroom Semi-Detached house is located in a quiet cul-de-sac within the town of East Cowes. With off street PARKING and a safe and secure back garden, this property would make a wonderful home for a young family, retired couple or those with pets. Gas centrally heated. In need of some modernisation.



## 2 Bedroom Semi Detached House

### Porch

Block built entrance and porch with secure double glazed door from the street.

### Sitting Room 15' 1" x 11' 1" (4.6m x 3.38m)

A large bright front aspect main reception - stairs from here to the first floor. Open plan to ....

### Dining Room 8' 2" x 8' 10" (2.49m x 2.68m)

Over looking the rear garden, space for table and chairs. under stair cupboard storage.

### Kitchen 8' 6" x 6' 7" (2.6m x 2.0m)

Compact kitchen, with plenty of storage units and countertops. Integrated gas hob and cooker. Combination gas boiler is also located here. Door into the garden.



### First Floor Landing

Loft access.

### Bedroom 1 11' 8" x 10' 4" (3.56m x 3.14m)

A front aspect double bedroom, with original built in cupboard over the stairs. Fitted wardrobe storage.



### Bedroom 2 9' 10" x 8' 2" (2.99m x 2.5m)

A rear aspect double bedroom.



### Bathroom

Family bathroom with panelled bath, w/c and basin.

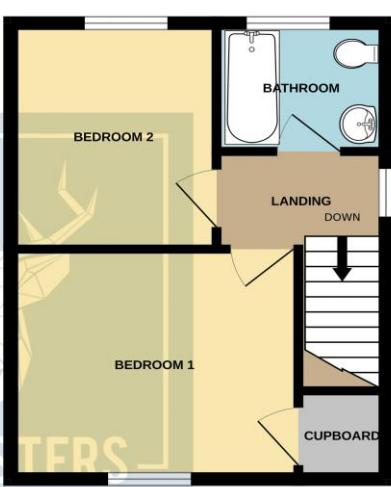
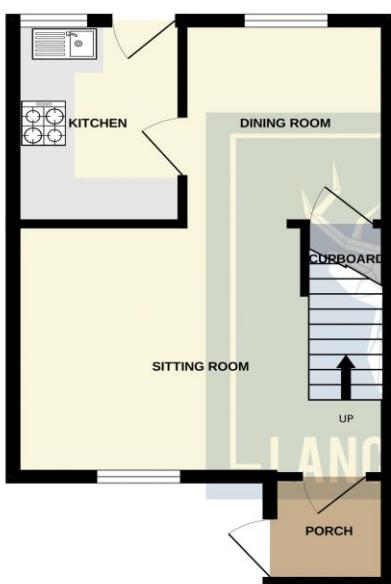
### Outside

The property has allocated of street parking to the front, side access and path with secure gate to a rear garden, with lawn, path and timber shed. Fenced borders.



GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Tenure: **Freehold**

Council: **B**

EPC: **C**