

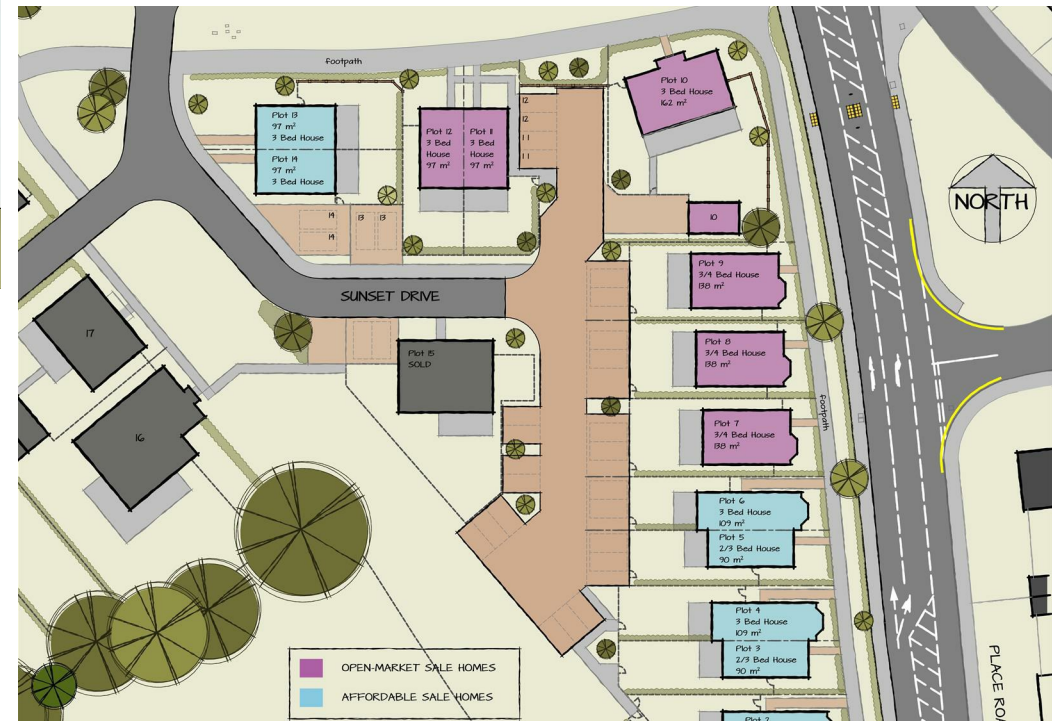
Plot 13, 13 Sunset Drive, Cowes, PO31 7GE

Asking Price £375,000

EPC Rating: Council Tax Band: New Build

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Brand-new, highly energy-efficient three-bedroom semi-detached home forming part of the final phase of Meadow View Park. Offering approximately 97 sq. m of thoughtfully arranged accommodation, including a principal bedroom with ensuite, a private garden and two parking spaces, with a predicted EPC rating of A.

Call or WhatsApp: 01983 642622
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ROOM SCHEDULE:	
First Floor:	
Bedroom 1	3.68m x 3.75m
En-Suite	1.40m x 3.30m
Bedroom 2	2.98m x 2.97m
Bedroom 3	2.97m x 2.10m
Bathroom	2.52m x 2.60m



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