



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!!
- MODERNISED THROUGHOUT!
- PARKING
- CASH BUYERS ONLY!!
- 2 BEDROOMS
- DOUBLE GLAZING
- WALKING DISTANCE TO GURNARD BEACH

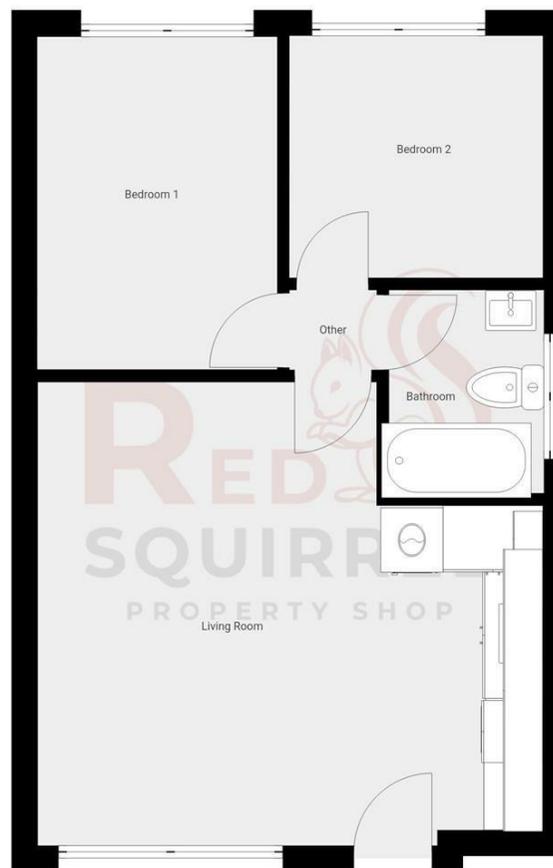
**Living Room**  
14'7" x 16'0" (4.45 x 4.88 (4.44 x 4.87))

**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**



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

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

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