

2 Greenways, Cowes, PO31 8AN

Asking Price £365,000

EPC Rating: D Council Tax Band: D

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new

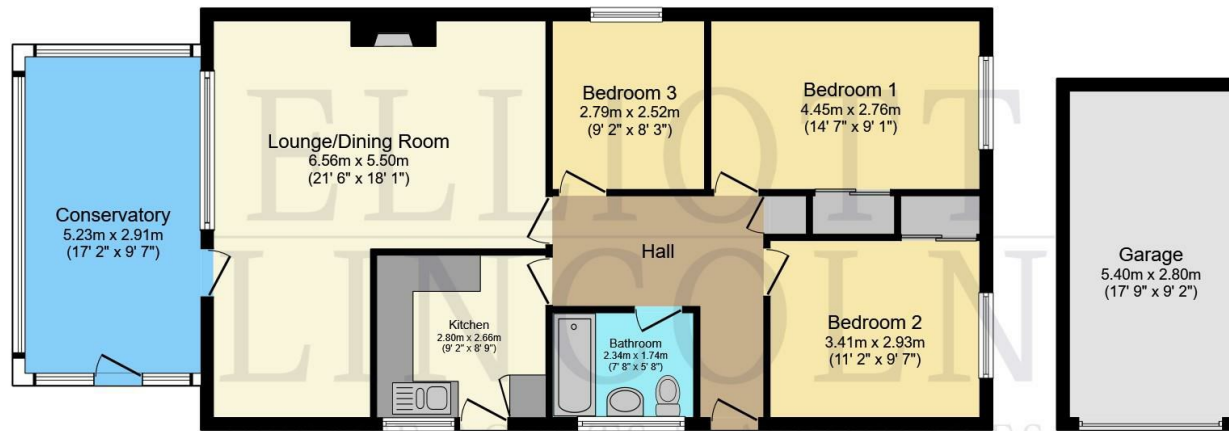


A little gem set on a generous corner plot, this beautifully presented three-bedroom home offers excellent accommodation, a sunny conservatory, enclosed gated garden, garage and parking for several vehicles. Well maintained throughout, the property provides a wonderful balance of comfort, practicality and charm, with three double bedrooms, bright living spaces and a lovely flow into the conservatory, which overlooks the garden and creates a peaceful spot to relax. Outside, the enclosed gated garden offers privacy and security, making it ideal for families, pets or those who enjoy outdoor living, while the garage and generous parking add further convenience.

Perfectly positioned for those seeking easy access to both everyday amenities and the Island's beautiful countryside, rural locations, scenic walks and open green spaces are only minutes away, making this a superb home for anyone looking to enjoy a relaxed lifestyle in a well-connected setting.

Call or WhatsApp: 01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk

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**Floor Plan**  
Floor area 99.4 sq.m. (1,070 sq.ft.)

**Garage**  
Floor area 14.6 sq.m.  
(157 sq.ft.)

Total floor area: 114.0 sq.m. (1,227 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	