

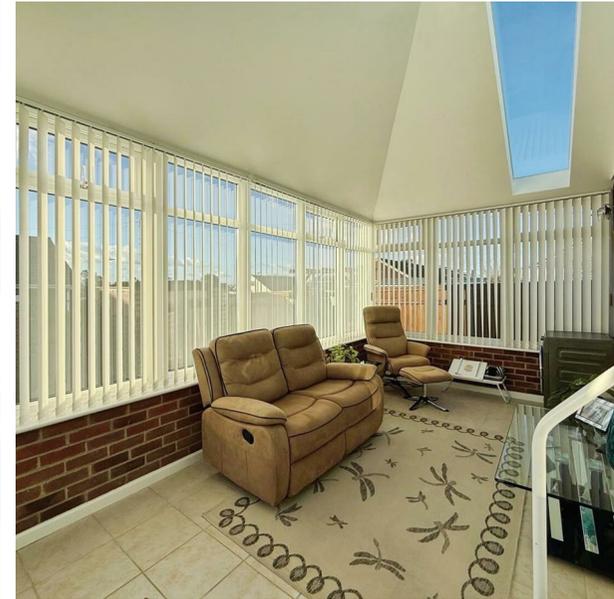
2 Greenways, Cowes, PO31 8AN

Asking Price £365,000

EPC Rating: D Council Tax Band: D

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A little gem on a generous corner plot - three double bedrooms, excellent order throughout, sunny conservatory, garage and parking for several vehicles.

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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<br>2002/91/EC |           |