



Captains Parade | | East Cowes | PO32 6GU

Price Guide £270,000

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Nestled in the charming area of Captains Parade, East Cowes, this semi-detached house presents a wonderful opportunity for families and individuals alike. This beautifully presented home, which is offered to the market chain free, features three well-appointed bedrooms and a stylish family bathroom, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a generous open-plan lounge and dining area, perfect for modern family living and social gatherings. The upgraded kitchen adds a touch of contemporary flair, ensuring that meal preparation is both enjoyable and efficient. A convenient cloakroom/WC on the ground floor enhances the practicality of this delightful home.

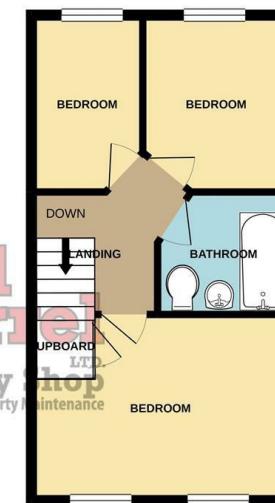
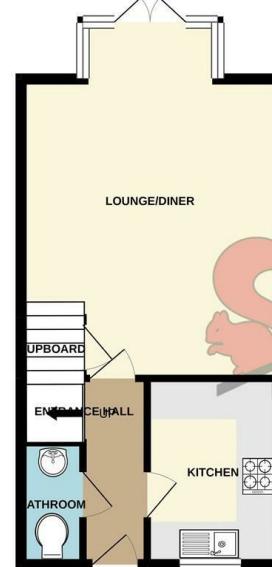
- THREE BEDROOMS
- OFF ROAD PARKING FOR 2 VEHICLES
- GOOD SIZED SEPARATE GARAGE
- WELL PRESENTED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- CHAIN FREE
- CLOSE TO MAINLAND FERRY LINKS

Entrance Hall	Bedroom 3 9'0" x 5'9" (2.74 x 1.75)
Kitchen 9'7" x 7'0" (2.92 x 2.13)	Bathroom
Lounge/Diner 15'1" x 13'9" (4.60 x 4.19)	Outside
First Floor Landing	Bedroom
Bedroom 1	Rear Garden
Bedroom 2 9'7" x 7'7" (2.92 x 2.31)	



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



	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

Council Tax Band **C**  
EPC Rating

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TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.  
Whilst every attempt has been made to measure the property accurately, all measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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