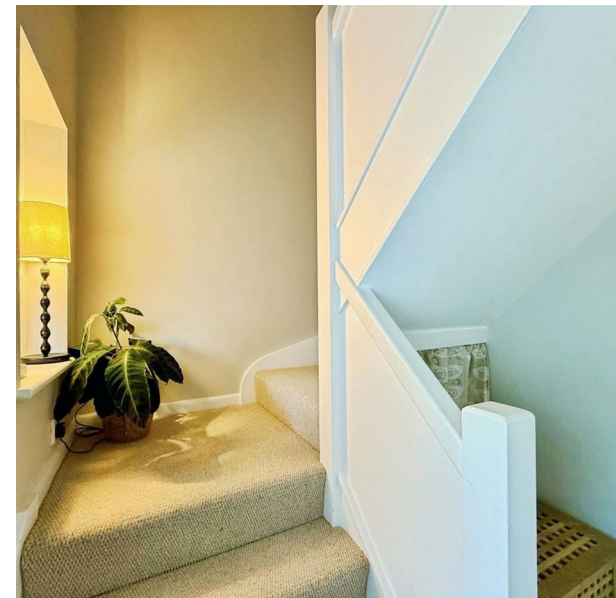


4 Beatrice Avenue, East Cowes, PO32 6JF  
Asking Price £280,000  
EPC Rating: D Council Tax Band: C

ELLIOTT  
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ESTATE AGENTS & ASSOCIATES

*Reassuringly familiar, refreshingly new*





Tucked away in one of East Cowes’ most established residential roads, this well-presented three-bedroom semi-detached home offers spacious, modernised accommodation with a generous and private enclosed wraparound garden, garage and off street parking. Recently renovated and thoughtfully updated, the property is ideal for family living and conveniently placed within walking distance of local schools, amenities, and ferry links to the mainland.

01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk



Ground Floor  
Floor area 66.2 sq.m. (712 sq.ft.)

First Floor  
Floor area 50.7 sq.m. (545 sq.ft.)

Total floor area: 116.8 sq.m. (1,258 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 68                      | 84        |
| England & Wales                             | EU Directive 2002/91/EC |           |