



The Sidings | | Cowes | PO31 7FX

**Offers Over £230,000**





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Coves | PO31 7FX  
Offers Over £230,000

This well presented three bedroom semi-detached house is ideally located with in short walking distance to Cowes town, local amenities & mainland travel links. The property comprises a good-sized open plan lounge/dining area, modern fitted kitchen, downstairs W/C, two double bedrooms followed by a third single bedroom and modern-fitted bathroom. Other benefits include an off-road parking space, courtyard garden, gas fired central heating system & double glazing.

- OFF ROAD PARKING
- MODERNIZED THROUGHOUT
- WALKING DISTANCE TO TOWN CENTRE
- SEMI DETACHED
- EASY MAINTABLE GARDEN
- 3 BEDROOMS

Entrance  
15'11" x 13'2" (4.85 x 4.01)

Lounge/Diner  
15'11" x 13'2" (4.85 x 4.01)

Kitchen  
8'9" x 6'5" (2.67 x 1.96)  
(2.66 x 1.95))

Downstairs W/C

First Floor Landing

Bedroom 1  
13'0" x 8'9" (3.96 x 2.67)

Bedroom 2  
9'6" x 8'9" (2.90 x 2.67)  
(2.89 x 2.66))

Bedroom 3  
9'2" x 6'1" (2.79 x 1.85)

Bathroom  
6'1" x 5'6" (1.85 x 1.68)

Courtyard Garden



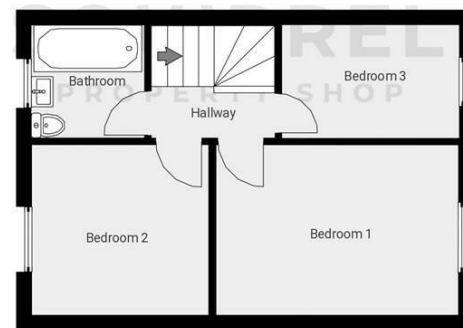
4 The Sidings

TOTAL AREA: 65.44 m<sup>2</sup> · LIVING AREA: 65.44 m<sup>2</sup> · FLOORS: 1 · ROOMS: 9



▼ Ground Floor

TOTAL AREA: 65.44 m<sup>2</sup> · LIVING AREA: 65.44 m<sup>2</sup> · ROOMS: 9



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0 0.5 1.0 1.5 2.0 2.5m  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(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 B  
EPC Rating C

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