



The Sidings | Cowes | PO31 7FX

Offers Over £230,000

RED
SQUIRREL
PROPERTY SHOP

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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
- SEMI DETACHED
- MODERNIZED THROUGHOUT
- EASY MAINTAINABLE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- 3 BEDROOMS

Entrance	Bedroom 2 9'6" x 8'9" (2.90 x 2.67 (2.89 x 2.66)
Lounge/Diner 15'11" x 13'2" (4.85 x 4.01)	Bedroom 3 9'2" x 6'1" (2.79 x 1.85)
Kitchen 8'9" x 6'5" (2.67 x 1.96 (2.66 x 1.95))	Bathroom 6'1" x 5'6" (1.85 x 1.68)
Downstairs W/C	Courtyard Garden
First Floor Landing	
Bedroom 1 13'0" x 8'9" (3.96 x 2.67)	



4 The Sidings

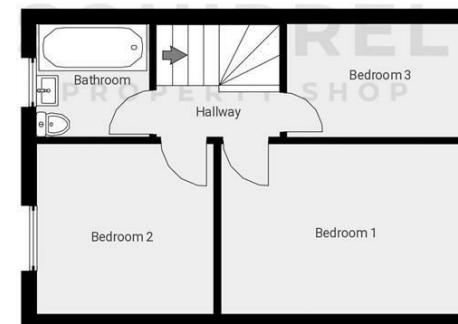
TOTAL AREA: 65.44 m² • LIVING AREA: 65.44 m² • FLOORS: 1 • ROOMS: 9

▼ Ground Floor



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		
(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**



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSIPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0 2.5m

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