

4 Milton Road Cowes, PO31 7PX

Monthly Rental
Of £975



A generously-sized three bedroom home, ideally located within walking distance to the ever-popular Cowes town, local amenities and ferry routes. This home consists of a good-sized open/plan lounge/dining room, modern-fitted kitchen, bathroom and three good-sized bedrooms, one boasting elevated sea views. Outside you have a small courtyard front garden and sunny enclosed rear garden. Other benefits include gas central heating & double glazing.

3 BEDROOMS

CLOSE TO TOWN CENTRE

GOOD SEA VIEWS

TERRACED HOUSE

WELL PRESENTED

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Front door. Radiator. Doors & stairs off to:

Lounge/Diner 24' 11" x 10' 6" (7.59m x 3.20m)

Lounge area: Double glazed Bay window to front aspect. Feature gas fireplace. Radiator. Dining area: Double glazed window to rear aspect. Radiator. Door leading to kitchen:

Kitchen 13' 8" x 9' 2" (4.16m x 2.79m)

Double glazed window to side aspect. Fitted base & wall units. Integrated oven & hob.

Lobby

Storage cupboard with space for appliances. Door to side aspect leading to garden.

Bathroom 8' 4" x 7' 6" (2.54m x 2.28m)

Double glazed window to side aspect. Bath with over shower. Low level WC. Vanity wash basin. Heated towel rail.

First Floor Landing

Loft hatch access. Doors off to:

Bedroom 1 12' 11" x 11' 1" (3.93m x 3.38m) Plus built in wardrobes.

Two double glazed windows to front aspect with elevated views over the sea. Built in wardrobes into eaves. Radiator.

GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2 14' 1" x 8' 10" (4.29m x 2.69m) Plus built in wardrobes.

Double glazed window to rear aspect. Radiator. Built in wardrobes.

Bedroom 3 10' 11" x 8' 5" (3.32m x 2.56m)

Double glazed window to rear aspect. Radiator. Bookshelf into fireplace.

Outside

Front: Courtyard garden. Rear: Mainly laid to lawn. Part laid to decking. Timber built shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

