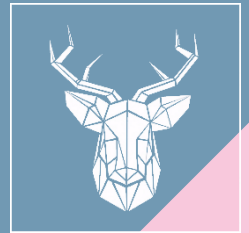




## Gordon Road

Cowes

Monthly Rental Of £1,300



Check out this large 3 bedroom family home with 2 bathrooms and sunny garden. Close to town and within a residents parking zone.

- Available July 10th
- Long Let 12months+ (renewable)
- Unfurnished
- EPC: D
- Council Tax: B
- Deposit: £1500



# 3 Bedroom Semi Detached House

## Entrance Hallway

Polished floorboards. Under stair storage.

Sitting Room 14' 1" x 10' 10" (4.3m x 3.29m)

Large front aspect reception.

Dining Room 12' 6" x 9' 1" (3.81m x 2.77m)

Additional reception - doors to rear garden.

Kitchen 13' 6" x 8' 6" (4.12m x 2.6m)

Fitted kitchen with integrated fridge freezer, oven and hob. Free standing washing machine and dishwasher (provided goodwill). Window to side.

## Bathroom

Full sized bath, large shower cubicle and basin. Separate WC and hand basin.

## First Floor Landing

Polished floorboards, doors to...

Bedroom 1 14' 1" x 14' 1" (4.3m x 4.3m)

Double bedroom.

Bedroom 2 12' 6" x 9' 2" (3.8m x 2.8m)

Double bedroom.

Bedroom 3 8' 10" x 7' 8" (2.68m x 2.34m)

Great bunk room. or single bedroom, Double glazed window to rear.

## Bathroom

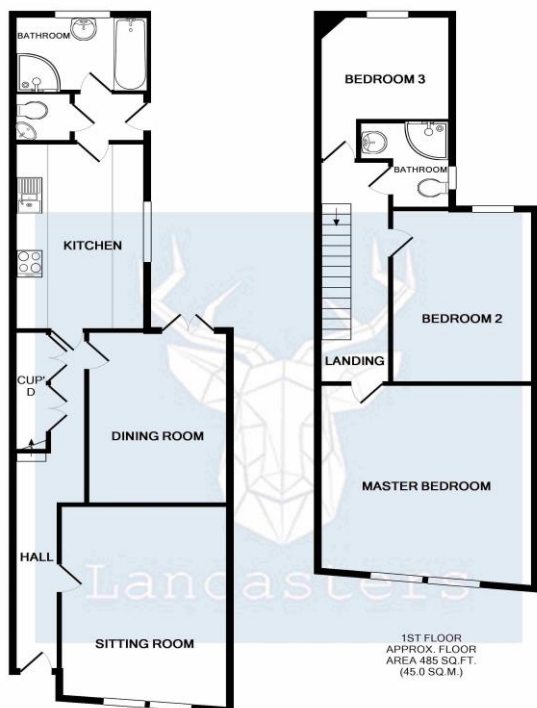
Large shower cubicle, WC and basin.

## Rear Garden

Patio areas and planted borders. Timber shed. Side access. Gate to park at rear.

## TENANT CRITERIA - PLEASE READ

Prospective tenants are required to have a combined income of at least 2.5x the rent to pass affordability checks. If tenant income does not meet this threshold and/or they have poor credit history they may be required to provide a Guarantor. Guarantors are required to have an income of at least 3x the rent to pass affordability checks, plus no negative credit history. Based on the advertised rent of: £1,300pcm, the income thresholds are: Tenant(s): £39,000 per year or Guarantor: £46,800 per year We do not discriminate on where income comes from - earnings, benefits, pensions, investments etc are all treated equally.



GROUND FLOOR  
APPROX. FLOOR  
AREA 556 SQ.FT.  
(51.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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How 2019 are you!

Go to: [Lancasters.org](http://Lancasters.org)  
Select the 'Links' tab  
Press: 'Tenant Application Form'

Isle of Wight 01983 209020  
65 High Street | Cowes | Isle of Wight | PO31 7RL

We need one form completed for EACH adult  
Thank you