

**4 Three Gates Road Cowes, PO31 7UH**

**£290,000**



This modern 3 bedroom semi-detached property located on the outskirts of the popular town of Cowes, within easy reach of local schools, shops & Cowes seafront. The well-presented property consists of a spacious living room, downstairs WC, kitchen/diner. Upstairs consists of a three bedrooms & a family bathroom. Outside consists of a patio area, garden & side access. Other benefits of the property includes off-road parking, double glazing throughout and gas central heating. This is the perfect family home!!

**3 BEDROOMS**

**SEMI-DETACHED HOUSE**

**CLOSE TO LOCAL SCHOOLS & SHOPS**

**OFF-ROAD PARKING**

**DOUBLE GLAZING**

**GAS CENTRAL HEATING**



ROOMS

Entrance Hallway

**Living Room** 15' 6" x 12' 2" (4.72m x 3.70m)  
Carpet flooring. Double glazed windows to front and side aspect. Radiator.

**Downstairs WC** 4' 2" x 7' 1" (1.28m x 2.17m)  
Wood effect laminate flooring. Sink & WC.

**Kitchen/Diner** 10' 6" x 15' 6" (3.19m x 4.72m)  
Wood effect laminate flooring. Fitted kitchen, with gas hob & electric oven. Sink drainer. Room for white goods. Double glazed window to rear aspect & french doors leading on to patio area.

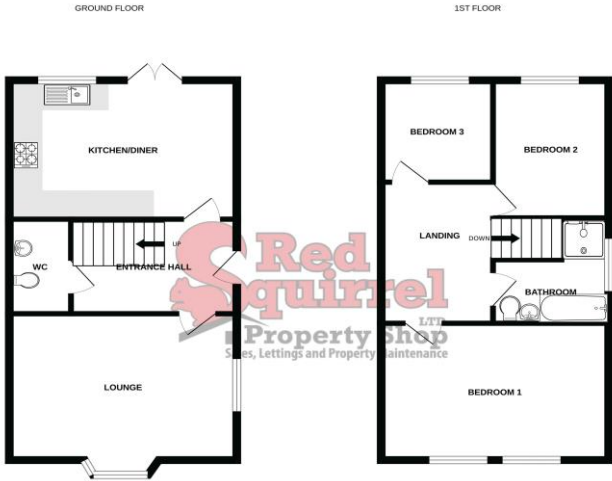
Landing

**Bedroom 1** 10' 4" x 15' 6" (3.15m x 4.72m)  
Carpet flooring. Two Double glazed windows to front aspect. Radiator.

**Family Bathroom** 7' 11" x 7' 10" (2.42m x 2.40m)  
Laminate flooring. Fitted bath & walk-in shower. Sink & WC. Double glazed frosted window to side aspect.

**Bedroom 2** 10' 4" x 7' 10" (3.16m x 2.40m)  
Carpet flooring. Double glazed window to rear aspect. Radiator.

**Bedroom 3** 7' 7" x 7' 8" (2.32m x 2.34m)



Carpet flooring. Double glazed window to rear aspect. Radiator.



Energy performance certificate (EPC)

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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Property type	Energy rating	Valid until
Semi-detached house	C	18 June 2034

Total floor area: 89 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D.
- the average energy score is 50.

**Breakdown of property's energy performance**

1/4

