



41 St. Marys Road, Cowes  
£198,000

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Located in the heart of Cowes town centre, this smart terraced cottage is warmed by gas central heating and has UPVC double glazing. There are two reception areas, with the dining space set in an open plan design to the attractive kitchen. Two bedrooms and ground floor bathroom as well as small rear garden. Offered chain free. Freehold. Council Tax Band - A. EPC C-69

**UPVC double glazed front entrance door into:**

**Sitting Room:**

11'6" x 8'9" (3.51m x 2.67m)

In fresh white decor with newly carpeted flooring and UPVC double glazed front window. Opening through to:

**Dining Area:**

10'6" max x 8'8" max (3.22m max x 2.66m max)

A good sized room with concealed staircase to first floor. A large opening links the room in an open plan design to the:

**Kitchen:**

10'6" max x 8'2" max (3.22m max x 2.51m max)

Fitted with a smart range of glossy cream fronted units; pale wooden effect worktops and glossy white splashback tiling. Stainless steel sink unit and spaces for cooker; fridge and washing machine. Two skylights let natural light flood the room. UPVC double glazed rear window and opening to:

**Rear Lobby:**

4'4" max x 2'7" max (1.34m max x 0.81m max)

With UPVC double glazed door to garden; wall mounted gas fired boiler and sliding door to:



**Bathroom:**

9'7" max x 4'5" max (2.93m max x 1.36m max)

Fitted with bath with shower attachment over; WC and wash hand basin. Opaque UPVC double glazed side window.

**Concealed, narrow turning staircase to:****First Floor Landing:**

With doors to:

**Bedroom One:**

11'5" x 8'9" (3.50m x 2.68m )

A double bedroom in white with UPVC double glazed front window.

**Bedroom Two:**

8'9" x 8'0" (2.67m x 2.45m)

Again, in white decor with overstairs cupboard providing access to loft. UPVC double glazed rear window.

**Garden:**

The small rear garden is a blank canvas laid to patio and lawn.

**Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum

measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



Pop in for a chat  
 Megan Baker Estate Agents  
 128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](http://meganbakerestateagents.com)

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| Energy Efficiency Rating                                   |    |
|--|----|
| Potential  | 86 |
| Current  | 69 |
| England & Wales<br>EU Directive 2002/91/EC                 |    |
| Very energy efficient - lower running costs<br>A (92 plus) |    |
| B (81-91)  |    |
| C (69-80)  |    |
| D (55-68)  |    |
| E (39-54)  |    |
| F (21-38)  |    |
| G (1-20)   |    |
| Not energy efficient - higher running costs                |    |



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is illustrative purposes only and should be used as such for any prospective purchaser. The intended use and intended purposes have not been tested and no guarantee is made with this map. Accuracy of agency can be given.