



31 St Andrews Street, Cowes

£250,000



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This gorgeous period cottage is tucked away close to the town centre and offers a bijou interior, decorated in crisp white and arranged over three storeys. Each floor is accessed by an enclosed, winding staircase with a twisted rope handrail, creating a nautical theme. The entrance level provides a cosy sitting room with wooden style flooring and a handsome woodburning stove as a focal point; a beautiful, centrally placed kitchen with integrated appliances and solid wooden worktops and a very handy, smart shower room to the rear. On the first floor is a pretty double bedroom and fabulous bathroom with a free standing bath as a centre piece, whilst the second bedroom is arranged on the top floor, providing a bedroom area and study area, either side of the stairs. The home has a small, enclosed courtyard garden which backs on to a council car park, where you can apply for an annual parking permit. A true gem, right in the heart of Cowes town centre. Freehold. Council Tax Band - A. EPC D-69.

### UPVC front entrance door into:

#### Sitting Room:

10'11" max x 10'0" (3.33m max x 3.07m)

A cosy room decorated in white with limed oak style flooring and exposed brick chimney recess and hearth housing the handsome woodburning stove. Shelving is fitted to one side of the chimney breast and a further corner cupboard has been designed to provide storage and conceal the meters. UPVC double glazed front window, opening with turning staircase off to first floor and access to:

#### Kitchen:

9'10" max x 7'4" max (3.0m max x 2.26m max)

Cleverly fitted to maximise the space, with a smart range of white fronted units with polished

chrome cup handles and sleek oak block worktops. Integrated appliances include the fridge/freezer; dishwasher; under counter double oven; hob with extractor chimney over and separate microwave. The inset butler sink sits below the rear UPVC double glazed window and mosaic tiling forms a splashback. Opening and steps down to:

#### Rear Lobby:

With door to courtyard garden and fitted cupboard concealing the washing machine and tumble dryer. Further door to:

#### Wet Room:

6'8" max x 4'3" max (2.05m max x 1.30m max)

Fully tiled and fitted with chic white suite of vanity unit providing storage and housing the concealed





cistern WC and wash hand basin. Walk in shower area with glass screen; rainfall shower and separate spray. The room is warmed by underfloor heating and has a UPVC double glazed side window.

#### Enclosed, winding staircase to:

#### First Floor Landing:

With further staircase to second floor and doors to:

#### Bedroom One:

10'1" max x 9'10" (3.09m max x 3.02m)

A pretty double bedroom in fresh white decor with UPVC double glazed front window. Fitted wardrobes; separate storage cupboard and attractive period fireplace.

#### Bathroom:

9'10" max x 7'8" max (3.02m max x 2.35m max)

Luxuriously fitted with a sleek white suite of vanity wash hand bowl; WC and centrally placed slipper bath with freestanding tap and shower spray. Integrated wine cooler; UPVC double glazed rear window with bespoke shutters and fitted airing cupboard concealing the gas fired boiler.

#### Enclosed winding staircase to:

#### Top Floor Room:

This area is divided into two sections by the chimney breast, which creates:

#### Bedroom Two:

10'0" max x 7'5" max (3.05m max x 2.27m max)

With two velux windows to front in the sloped ceiling.



#### Study:

9'10" max x 5'3" max (3.02m max x 1.61m max)

With velux to rear and separate UPVC double glazed rear window. The room provides a super work space or dressing area.

#### Rear Courtyard:

The small rear garden is enclosed and laid to artificial lawn with a smart metal gate at the rear leading to the public car park where you can purchase an annual residents permit for £238.80 from the IWC. This is based on current prices and a second permit would be £318.00.

#### 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)



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 Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)  
 Love this property and want to see more?



Energy Efficiency Rating	
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	
Current	Potential
69	85
EU Directive 2002/91/EC	
England & Wales	

