



56 Pelham Road, Cowes

£240,000



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Located with good access to the town centre of Cowes and the mainland hi-speed ferry link, this period home offers well appointed accommodation with UPVC double glazing and gas central heating. The attractive sitting room is positioned at the front of the home, with a separate and centrally placed dining room and a good sized kitchen/breakfast room at the rear. Upstairs, the home has two double bedrooms; a good sized single room and a bathroom to complete the accommodation. The sunny rear garden is laid to decking and patio, offering a blank canvas to create your own haven. Freehold. Council Tax Band -B. EPC D-61

Front entrance door into:

Entrance Hallway:

With stairs to first floor and doors to:

Sitting Room:

11'9" + bay x 8'6" (3.6m + bay x 2.6m)

In white decor with UPVC double glazed front bay window and fireplace with rustic brick recess.

Dining Room:

11'5" max x 8'6" (3.5m max x 2.6m)

Currently used as a bedroom, in white decor with a striking mustard accent to the chimney breast and pretty feature fireplace. Cupboards to each chimney recess and UPVC double glazed rear window.

Kitchen/Breakfast Room:

17'8" max x 7'10" max (5.4m max x 2.4m max)

A good sized room with space for a dining table and fitted with cream fronted units topped by beech block effect worksurfaces. Spaces for appliances; unedrstairs storage cupboard and windows to side. Doors lead to the:

Lean-To:

8'2" x 6'10" (2.5m x 2.1m)

An extra storage area with door to garden and power.

Turning staircase to:





First Floor Landing:

With UPVC double glazed side window; access to loft and stripped wooden doors to:

Bedroom One:

12'4" x 11'9" + bay (3.77m x 3.6m + bay)

A lovely double bedroom in white decor with UPVC double glazed bay window to front. Built in cupboard to the chimney recess.

Bedroom Two:

10'9" +cupboards x 9'2" (3.28m +cupboards x 2.80m)

A second double bedroom with UPVC double glazed rear window and cupboards to each chimney recess.

Bedroom Three:

8'2" x 7'10" (2.5m x 2.4m)

In white decor, a good sized third bedroom with wall mounted gas fired boiler and UPVC double glazed rear window.

Bathroom:

6'2" max x 5'2" max (1.9m max x 1.6m max)

Fitted with a white suite of WC; wash hand basin and bath with mixer tap/shower attachment over and shower screen. Opaque UPVC double glazed side window.

Rear Garden:

A plain garden laid to decking and patio over two levels in a sunny position, providing a blank canvas to make your own. Shed to the rear in need of attention.

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



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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Not energy efficient - higher running costs
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