



4 Bridge Road, Cowes  
£170,000





**Megan Baker**  
Estate Agents

## 4 Bridge Road, Cowes

**£170,000**

Positioned conveniently in the town centre of Cowes, close to the local amenities, this period terraced home offers bright and well appointed accommodation. The ground floor is freshly decorated in crisp white, with smart pale grey oak style flooring. There is a sitting room to the front, whilst the good sized kitchen/breakfast room sits to the rear with a door leading to a small courtyard garden, which also provides a shared access for the terrace. Upstairs, there are two double bedrooms, with the larger of the two at the front of the home. These are both serviced by the bathroom also found on this level. The home is offered with no onward chain and provides a super blank canvas to put your own mark on. Freehold. Council Tax Band - A. EPC C-69.

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

**Sitting Room:**

11'5" max x 10'0" (3.48m max x 3.07m )

Decorated in crisp white, with smart grey limed oak style flooring and window to front. Opening through to:

**Inner Lobby:**

With central stairs to first floor and door to:

**Kitchen/Breakfast Room:**

12'10" max inc recess x 11'5" max (3.92m max inc recess x 3.49m max)

Again, in fresh white decor, with the smart grey flooring flowing through from the sitting

room. A good sized room with plenty of space for a table with the kitchen arranged in an L-shape, fitted with a range of wooden style fronted units with dark worktops. Integrated oven, hob and extractor hood and spaces for other appliances. Wall mounted gas fired boiler and window and door to rear.

**Stairs to:**

**First Floor Landing:**

With access to loft and doors to:

**Bedroom One:**

12'7" max x 11'8" max (3.84m max x 3.57m max)

A bright, good sized double bedroom with bay window to front.





### **Bedroom Two:**

10'4" + cupboard x 6'9" (3.16m + cupboard x 2.06m)

A smaller double bedroom with built in wardrobe and rear window offering a rather lovely rooftop view over Cowes towards the Solent.

### **Bathroom:**

7'3" max x 4'3" max (2.21m max x 1.31m max)

Tiled to two walls and fitted with a white suite of enamel bath with electric shower over; WC and wash hand basin. Opaque rear window.



### **Rear Courtyard:**

The home has a very small, enclosed courtyard to the rear, which also provides a shared pedestrian access to the side gate (only for the use of the immediate neighbours).

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

