



39 St. Marys Road, Cowes  
£210,000

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This central Cowes cottage is offered with no onward chain, and offers light and bright accommodation with gas central heating and UPVC double glazing. There is a sitting room to the front of the home, with a dining room which is open to the kitchen set behind it. The bathroom completes the ground floor accommodation, whilst upstairs, there are two pleasant bedrooms. The home offers a blank canvas for someone to make their own, and is very conveniently positioned for all the amenities of Cowes town centre. There is a small rear garden which has the benefit of a solid built workshop. Freehold. EPC C-71. Council tax Band - B.

**UPVC double glazed entrance door into:**

**Sitting Room:**

11'6" max x 10'10" (3.52m max x 3.32m)

A bright room with UPVC double glazed front window. Door to:

**Inner Lobby:**

With stairs to first floor and further door to:

**Kitchen/Dining Room:**

22'0" max x 11'10" max (6.73m max x 3.61m max)

A bright and spacious area with a large understairs storage recess, the room provides plenty of space for a dining table, with the kitchen set to one end, creating a sociably

designed room. The kitchen is fitted with a range of basic wall and floor units with a sink unit set below the rear UPVC double glazed window. Spaces for appliances and two skylights which let daylight flood the room. Step up to:

**Rear Lobby:**

With wall mounted gas fired boiler; door to garden and further door to:

**Bathroom:**

9'7" max x 4'5" max (2.93m max x 1.35m max)

Fitted with a suite of bath with mixer tap/shower over; wash hand basin and WC. Opaque window to side.

**Stairs to:**





### **First Floor Landing:**

With access to loft and doors to:

### **Bedroom One:**

11'6" max x 10'10" (3.52m max x 3.32m)

A good sized double bedroom with a UPVC double glazed front window.

### **Bedroom Two:**

11'8" max x 10'11" max into recess (3.58m max x 3.34m max into recess)

A second double room with UPVC double glazed rear window and handy recess providing space for a wardrobe.

### **Garden:**

The rear garden is laid to concrete, with a large workshop set to one end.

### **Workshop:**

11'10" x 9'9" (3.62m x 2.98m)

Of solid construction, with window to the front.

### **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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 Call us on 01983 280555  
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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
	88
	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs 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	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of drawings, plans and other details are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or efficiency class given. Made with Mapbox ©2024