



Victoria Road, Cowes  
£225,000

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Located close to Cowes Town centre and conveniently positioned for public transport, this handsome two bedroom home is warmed by gas central heating; has UPVC double glazing and is arranged over three floors. A handy porch sits to the front of the home, leading through to the sitting room (which was originally a third bedroom) on the entrance level. There is a working open fireplace as a focal point and a pretty exposed brick wall to one side. This leads through to the main sitting room - a bright additional space with window to the rear overlooking the garden and beyond. Upstairs is a good size double room and a second smaller double, both with high ceilings and large windows. There is access to the loft from bedroom two, and a handy WC services both bedrooms. On the garden level there is a generous bathroom; a lovely kitchen/diner with feature fireplace; utility room and lean to conservatory. The pretty private garden has rear access leading onto St Marys Road. The property is well maintained and would make such a lovely home for a first time buyer, commuter or someone wanting to be close to the hustle and bustle of Cowes. Freehold. Council Tax Band - B. EPC E-52

### ENTRANCE LEVEL

#### Entrance Porch

A handy space leading through to a UPVC front door.

#### Sitting Room:

12'0" + bay x 11'5" (3.66m + bay x 3.48m)

Originally a third bedroom, the current owners have opened this space up to create a second sitting room with a large bay window to the front; exposed brick wall and working open fire. Opening to:

#### Living Room:

14'4" max x 11'5" max (4.39m max x 3.50m max)

With stairs down to the garden level; large

window to the rear; pretty floral décor and stairs to:

### FIRST FLOOR

#### First floor landing

Leading to...

#### Bedroom One

11'9" max x 11'5" max (3.60m max x 3.48m max)

Decorated in a floral wallpaper with a built in storage cupboard and large window to rear.

#### Bedroom Two

9'8" max x 8'10" (2.96m max x 2.71m)

With window to the front and alcove with loft access.







### **Claokroom:**

5'5" max x 2'3" max (1.66m max x 0.70m max)

Handy upstairs WC (Saniflo system) with wash hand basin.

### **GARDEN LEVEL**

### **Bathroom**

9'11" max x 9'1" max (3.04m max x 2.78m max)

With grey effect laminate flooring, suite of WC, wash hand basin and bath with electric shower over. Large storage cupboard and extractor fan.

### **Kitchen/Dining:**

14'4" max x 11'5" max (4.37m max x 3.49m max)

A well proportioned room with space for a dining table and feature fireplace. Fitted with a range of cream units with stainless steel sink and drainer set under a rear facing window. Door to:

### **Utility Room**

11'11" max x 7'6" max (3.65m max x 2.3m max)

A great additional room with second stainless steel sink and spaces for appliances. Door to:

### **Lean-To Conservatory**

11'7" x 4'6" (3.55m x 1.39)

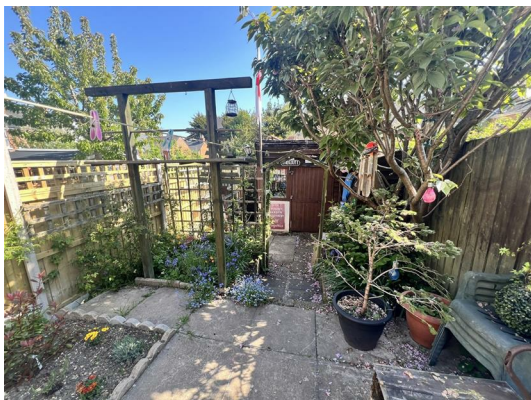
A pretty room overlooking the garden with space for coats and shoes. Door leading out.

### **Garden**

A low maintenance garden with large shed to rear and handy rear access leading onto St Marys Road.

### **Disclaimer**

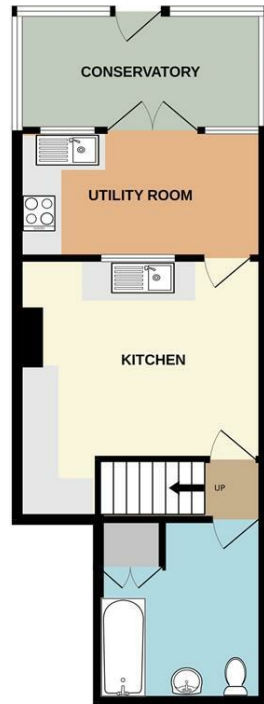
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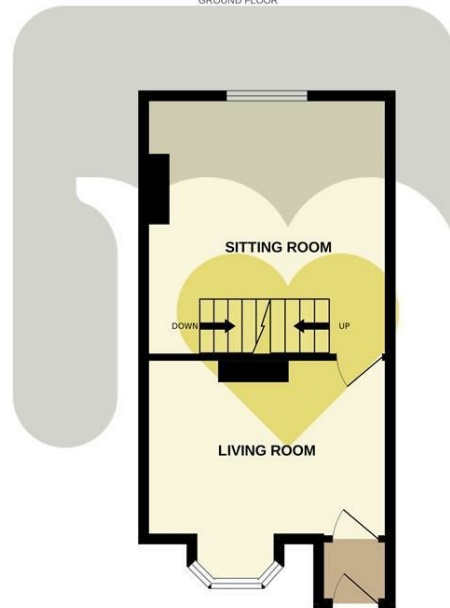
Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

# Floorplan

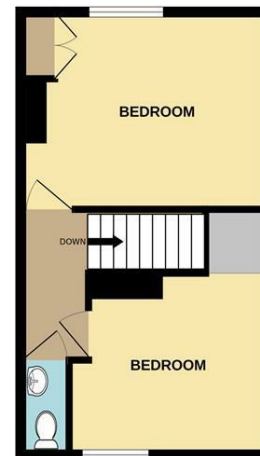
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1025sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Arrange a viewing**  
Love this property and want to see more?  
Call us on **01983 280555**  
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

**Pop in for a chat**  
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