

Arctic Road Cowes, PO31 7PF

£225,000



This stunning 2 bedroom terraced house is located in the popular town of Cowes, within walking distance to schools, Cowes town centre & ferry links to Southampton. The property is presented over three floors. The Ground floor consists of a living room, dining room & modern-fitted kitchen offering river views. The first floor consists of two double bedrooms & a spacious bathroom. The lower ground consists of a utility room & WC. Outside offers a garden area with access to the rear. Other benefits of the property include newly-fitted carpets, modern features, gas central heating & double glazing. This is ideal for first time buyers!!

2 BEDROOMS

RIVER VIEWS

FULLY REFURBISHED

TERRACED HOUSE

UTILITY ROOM

GAS CENTRAL HEATING & DOUBLE GLAZING

# ROOMS

## Entrance Hallway

### Living Room 12' 2" x 10' 6" (3.7m x 3.2m)

Carpet flooring. Fireplace to rear aspect. Double glazed bay window to front aspect. Radiator.

### Dining room 10' 6" x 10' 6" (3.2m x 3.2m)

Carpet flooring. Double glazed window to rear aspect. Radiator.

### Kitchen 8' 10" x 8' 10" (2.7m x 2.7m)

Laminate flooring. Modern-fitted kitchen with gas hob & oven. Sink drainer. Double glazed window to rear aspect.

## First Floor Landing

### Family Bathroom 8' 2" x 8' 2" (2.5m x 2.5m)

Tiled flooring. Modern-fitted bath with over head shower. Sink basin & WC. Boiler cupboard. Double glazed window to rear aspect.

### Bedroom 2 11' 10" x 10' 10" (3.6m x 3.3m)

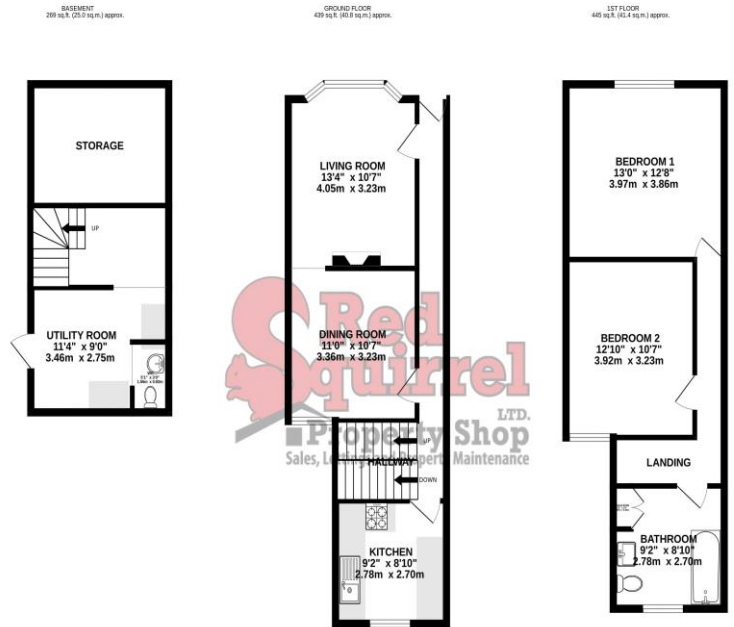
Carpet flooring. Double glazed window to rear aspect. Radiator.

### Bedroom 1 12' 6" x 13' 9" (3.8m x 4.2m)

Carpet flooring. Double glazed window to front aspect. Radiator.

### Utility room 9' 2" x 8' 10" (2.8m x 2.7m)

Laminate flooring. Double glazed window to rear aspect. Door to side aspect. Radiator.



TOTAL FLOOR AREA: 1154 sq ft (107.2 sq m) approx.  
 While every effort has been made to ensure the accuracy of the finished dimensions, 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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