

52 Victoria Road Cowes, PO31 7JJ

£300,000



CHAIN FREE! Discover this beautifully presented terraced home in the heart of Cowes, just a short stroll to the town centre and mainland ferry links. Set over four levels the property comprises modern open-plan kitchen, two living rooms, conservatory, study, three double-bedrooms with the master benefitting from an en-suite, family bathroom, cloakroom. Other benefits include an easily maintainable rear garden, gas central heating and double glazing.

CHAIN FREE

3 DOUBLE BEDROOMS

MASTER EN-SUITE

**WALKING DISTANCE TO TOWN CENTRE &
FERRY LINKS**

GOOD SIZED GARDEN

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Entrance Hall with UPVC front door, solid wood flooring, stairs leading to upstairs and doorways off to living room and sitting room.

Living Room 10' 10" x 10' 0" (3.31m x 3.05m)

Located at the front of the property with a bay window to the front aspect, wooden flooring throughout and wall radiator

Sitting Room 10' 10" x 13' 10" (3.30m x 4.21m)

Family sized living room, wooden flooring throughout, double glazed window to the rear aspect, gas radiator.

Kitchen 11' 6" x 10' 0" (3.50m x 3.06m)

Modern fitted kitchen, wooden flooring, separate island with seating. Double glazed window to the rear and door to access conservatory

Conservatory 12' 1" x 10' 2" (3.69m x 3.09m)

Located at the rear aspect of the property two double-glazed window to the rear aspect and UPVC doors leading to the garden. Tiled flooring with a radiator on the wall.

Family Bathroom 11' 1" x 6' 5" (3.37m x 1.96m)

There is a family bathroom with a sink basin, low-level WC and walk-in shower. It has a built-in radiator and vinyl flooring throughout.

Study 6' 0" x 6' 4" (1.84m x 1.92m)

Ample built-in storage, wooden flooring throughout and a wall radiator with further space for a home office.

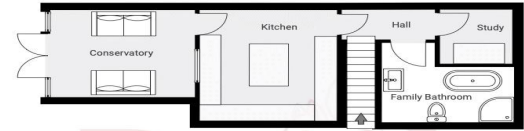
52 Victoria Road

TOTAL AREA: 113.86 m² - LIVING AREA: 113.86 m² - FLOORS: 4 - ROOMS: 17



▼ Lower Ground Floor

TOTAL AREA: 38.97 m² - LIVING AREA: 38.97 m² - ROOMS: 5



▼ Ground floor

TOTAL AREA: 28.70 m² - LIVING AREA: 28.70 m² - ROOMS: 3



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Bedroom 2 11' 0" x 13' 11" (3.36m x 4.23m)

Well sized double bedroom to the rear aspect of the room, double-glazed window with sea views, and wooden flooring throughout. There is a closet with ample storage located in the corner of the room, and a wall radiator.

Bedroom 3 10' 10" x 10' 5" (3.31m x 3.18m)

Located to the front of the property, this double bedroom has wooden flooring throughout, a double-glazed window to the front aspect, a wall radiator and under-stair storage

WC 5' 3" x 3' 0" (1.59m x 0.92m)

A low-level WC with vanity sink, ventilation and wall-hung light up mirror

Bedroom 1 12' 6" x 8' 7" (3.80m x 2.62m)

Master Bedroom with double glazed window to the rear aspect, with full-length radiator below, carpeted throughout. En-suite with over bath shower, sink basin and low level WC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		