



MARVINS
ESTATE AGENTS



67 YORK STREET, COWES, PO31 7BS

ASKING PRICE £360,000

A mid terrace four bedroom town house located very conveniently for Cowes High Street, Sailing facilities including Marinas and the high speed passenger ferry service to Southampton. All bedrooms are well equipped with en-suite Shower Rooms. At ground floor level there is a comfortable Lounge and Dining Room, a Kitchen Breakfast Room which leads out to the decked and gravelled gardens and there is also a further Bathroom. Gas central heating and double glazing installed. This home has previously been used and offers excellent letting potential or would equally suit a lock up and go holiday home or full time residency. Chain free. Early viewing is highly recommended.

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Entrance Door to:

LOUNGE

15'7" x 10'4" (4.75m x 3.15m)

Radiator. Double glazed window. Built in electric meter cupboard. Carpets to main room. Open plan to Hall with attractive wood flooring.

HALLWAY

Stairs to upper floor off.

DINING ROOM

10'6" x 11'11" (3.20m x 3.63m)

Matching wood flooring. Double glazed window.

KITCHEN/BREAKFAST ROOM

14'8" x 11'2" (4.47m x 3.40m)

Wood flooring. Attractive peninsular Breakfast Bar. Range of modern floor and wall cupboards and wood work tops over. Inset enamel sink unit with mixer tap over. Fitted gas hob and built in electric oven below. Integrated dishwasher. Access to large under floor storage area with plumbing for a washing machine. Double glazed French Doors to decked and gravelled patio garden. Wall radiator. Kickboard fan heater. Built in cupboard housing the highly efficient state of the art Viessman gas boiler which is capable of feeding all five showers simultaneously and refills to full capacity within 10 minutes. Large hot water tank.

BATHROOM

Panelled bath with shower over. Pedestal wash basin and low level WC. Radiator. Tiled floor and walls.

FIRST FLOOR

Landing with concealed radiator. Stairs to upper floor off.

BEDROOM ONE

15' x 10'3" (4.57m x 3.12m)

Concealed radiator. Stripped wood flooring. Built in wardrobe cupboard. Double glazed window.

EN-SUITE SHOWER ROOM

Comprising vanity wash basin, WC with concealed cistern, shower cubicle and towel rail/radiator.

BEDROOM TWO

8'4" x 9'5" (2.54m x 2.87m)

Radiator. Stripped wood flooring. Double glazed window. Built in wardrobe cupboard.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash basin, towel rail/radiator and shaver point. Shower cubicle.

On the Top Floor

BEDROOM THREE

12'8" x 13'4" (3.86m x 4.06m)

Built in wardrobe cupboard. Concealed radiator. Double glazed window.

EN-SUITE SHOWER ROOM

Pedestal wash basin, towel rail/radiator and WC with concealed cistern. Shaver point. Shower cubicle.

BEDROOM FOUR

11'6" x 8'5" (3.51m x 2.57m)

Double glazed window. Radiator. Built in cabin bed with storage under.

EN-SUITE SHOWER ROOM

Low level WC, wash basin and towel rail/radiator. Shower cubicle.

OUTSIDE

Stepped decked patio to rear with gravelled garden area and bar area. Storage shed. Outside water tap.

TENURE

The property is
Council tax band C









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			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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