



MARVINS
ESTATE AGENTS



12 ALEXANDRA ROAD, COWES, PO31 7JX

ASKING PRICE £295,000

A substantial three bedroom semi detached home located in a convenient location to Cowes town. This home offers lots of character and potential to upgrade and modernise. Ground floor accommodation includes a Lounge with attractive bay and coloured glazed upper window lights. Two further reception rooms with kitchen and conservatory giving access to the rear garden. The upper floor level enjoys some Solent views with three good size bedrooms and a bathroom. Offered chain free, early viewing is recommended by appointment.

COWES OFFICE

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GROUND FLOOR

Double glazed front door into:

PORCH

Original tiled flooring, glazed front door into:

HALLWAY

Original Victorian archway with corbels and corning to ceiling. Understairs cupboard, night storage heater. Stairs to upper floor off. Doors off to:

LIVING ROOM

11'10 x 14' max (3.61m x 4.27m max)
Large bay window to front with original coloured etched glass panels. Original corning to ceiling. Open fire. Night storage heater.

DINING ROOM

10'1 x 13'11 (3.07m x 4.24m)
Window to rear. Open fireplace. Three wall lights.

BREAKFAST ROOM

10'5 x 10'7 max (3.18m x 3.23m max)
Window to side. Fireplace with night storage heater. Door to:

KITCHEN

9'6 x 11'1 max (2.90m x 3.38m max)
Double glazed window to rear. Fitted with a range of floor and wall cupboards with granite worktops over. Inset stainless steel sink with chrome mixer tap. Tiled splashbacks. Space for cooker. Additional wall mounted storage cupboards. Integral dishwasher, fridge and freezer. Door leading to pantry, which has space for a washing machine and tumble dryer, with a small double glazed window to rear. Double glazed door leading to:

CONSERVATORY

10'6 x 3'11 max (3.20m x 1.19m max)
Fully glazed with double glazed doors to side and rear garden. Tiled flooring. Outside tap. Door to:

CLOAKROOM

White suite comprising WC, hand basin, glazed window to rear.

FIRST FLOOR

LANDING

Loft access. Night storage heater. Doors off to:

BEDROOM ONE/DRESSING AREA

12'11 x plus chimney recess x 16'2 (3.94m x plus chimney recess x 4.93m)
Large bay window to front with original coloured etched glass panels. Views over neighbouring rooftops to the Solent. Two built in wardrobes to chimney recess. The separate dressing area has a sash window with original coloured etched glass panels to the front, again with views to the Solent. This large room has been separated to create the dressing room, but could easily be reinstated to its original proportions.

BEDROOM TWO

10'1 x 10'9 plus wardrobes (3.07m x 3.28m plus wardrobes)

Double glazed window to rear. One wall has floor to ceiling fitted wardrobes.

BEDROOM THREE

8'11 x 10'8 (2.72m x 3.25m)

Double glazed window to rear. Fitted vanity unit with large washbasin, chrome mixer tap and storage cupboard with drawers underneath. Large fitted cupboard housing hot water tank.

BATHROOM

6'4 x 4'10 (1.93m x 1.47m)

Suite comprising panelled bath with shower over, pedestal washbasin, low level WC, heated chrome towel rail. Partly tiled walls. Additional wall mounted heater. Double glazed window to side.

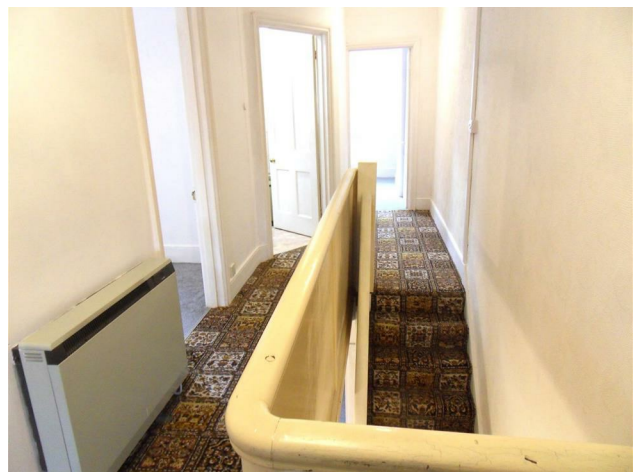
OUTSIDE

To the front there are steps leading up to the porch and front entrance. To the rear is an enclosed garden with steps to lawned area and timber shed.

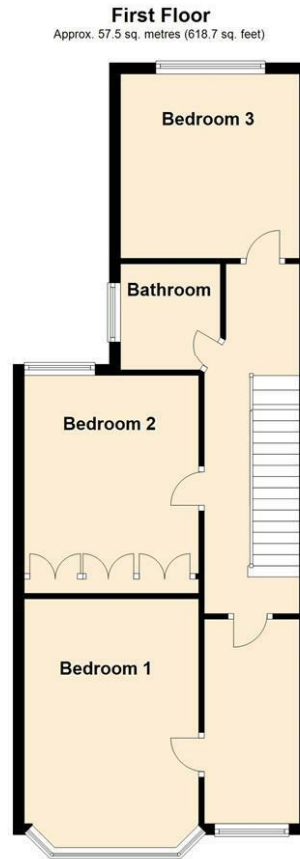
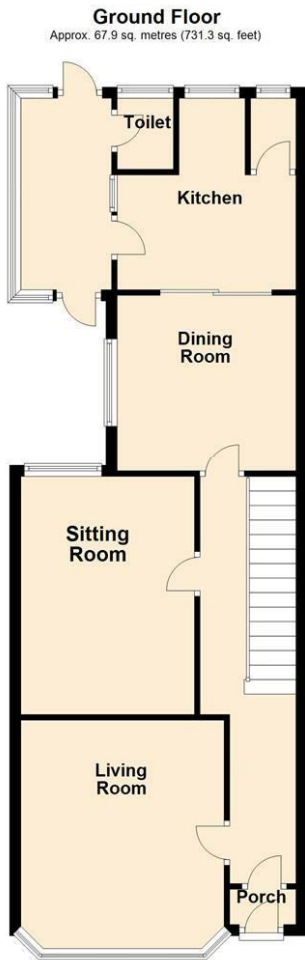
TENURE

This property is Freehold
Council Tax Band C

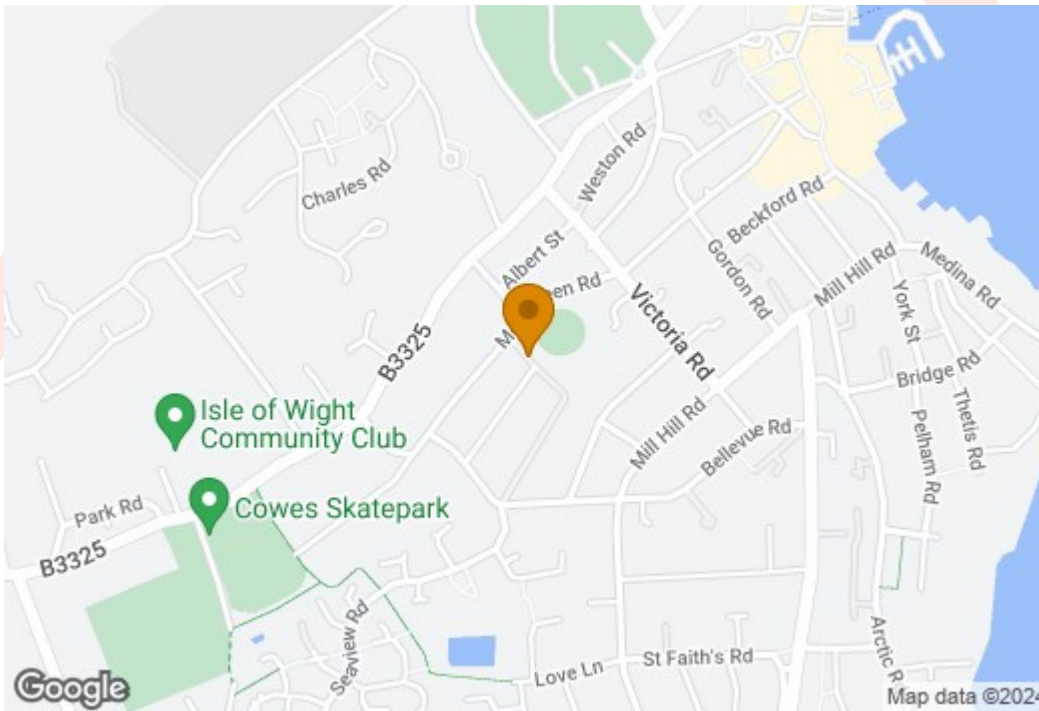








Total area: approx. 125.4 sq. metres (1349.9 sq. feet)
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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