



**MARVINS**  
ESTATE AGENTS



## 55 ALBERT STREET, COWES, PO31 7ND

ASKING PRICE £200,000

This charming end of terrace house is situated in a popular location close to Cowes town centre. The accommodation comprises of Living Room, Dining Room and Kitchen on the ground floor. On the first floor are two Double Bedrooms and large modern Bathroom. The property benefits from a South East facing garden with rear pedestrian access. It would make an ideal full time home, second base or investment property.

**VIEWING IS HIGHLY RECOMMENDED.**

### COWES OFFICE

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## GROUND FLOOR

Front door into:

### LIVING ROOM

10'2 x 12 plus bay window (3.10m x 3.66m plus bay window)

Double glazed bay window to front. Radiator. Pale wood effect flooring. Opening to inner hall with stairs off to upper floor. Opening to:

### DINING ROOM

11' x 9'9 (3.35m x 2.97m)

Double glazed window to rear. Radiator. Attractive working fireplace with tiled hearth and surround. Understairs storage area. Door to:

### KITCHEN

9'1 x 5'10 (2.77m x 1.78m)

Two double glazed windows to rear and side. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink with chrome mixer tap over. Space for oven with stainless steel extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Tiled flooring. Door out to steps leading down to rear garden.

## FIRST FLOOR

### BEDROOM ONE

10'2 x 12 (3.10m x 3.66m)

Double glazed window to front. Radiator. Wood effect strip flooring. Built in cupboard with hanging space. Loft access.

### BEDROOM TWO

10'11 x 9'9' (3.33m x 2.97m')

Double glazed window to rear. Radiator. Built in cupboard with hanging space. Pale wood effect flooring. Door to:

### BATHROOM

5'9 x 9'4 (1.75m x 2.84m)

Modern white suite comprising panelled bath with chrome mixer taps and separate shower attachment over, with folding glass screen. Vanity unit incorporating low level WC, washbasin with chrome mixer tap over and built in storage cupboards, with tall cupboard housing boiler. Chrome heated towel rail. Tiled flooring. Fully tiled walls. Double glazed window to rear.

## OUTSIDE

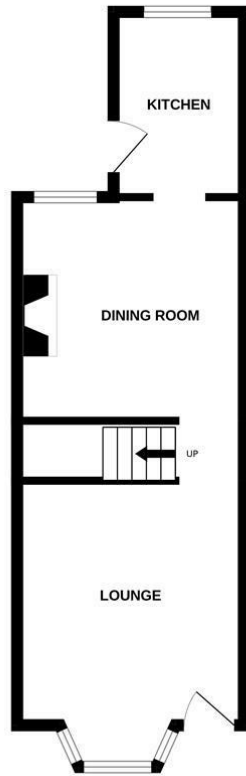
To the front of the property is an enclosed paved area. To the rear is an enclosed South East facing garden with steps leading down from the back door. Mainly laid to lawn with mature flower and shrub borders. Brick built storage room with power. Rear access.

## TENURE

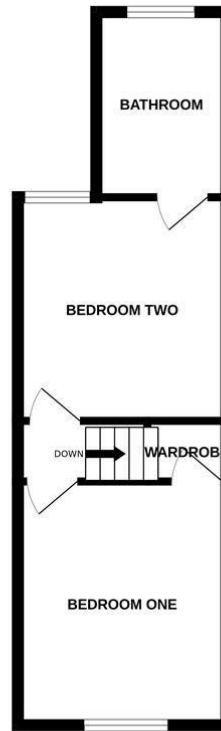
This property is Freehold.  
Council Tax Band B



GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.

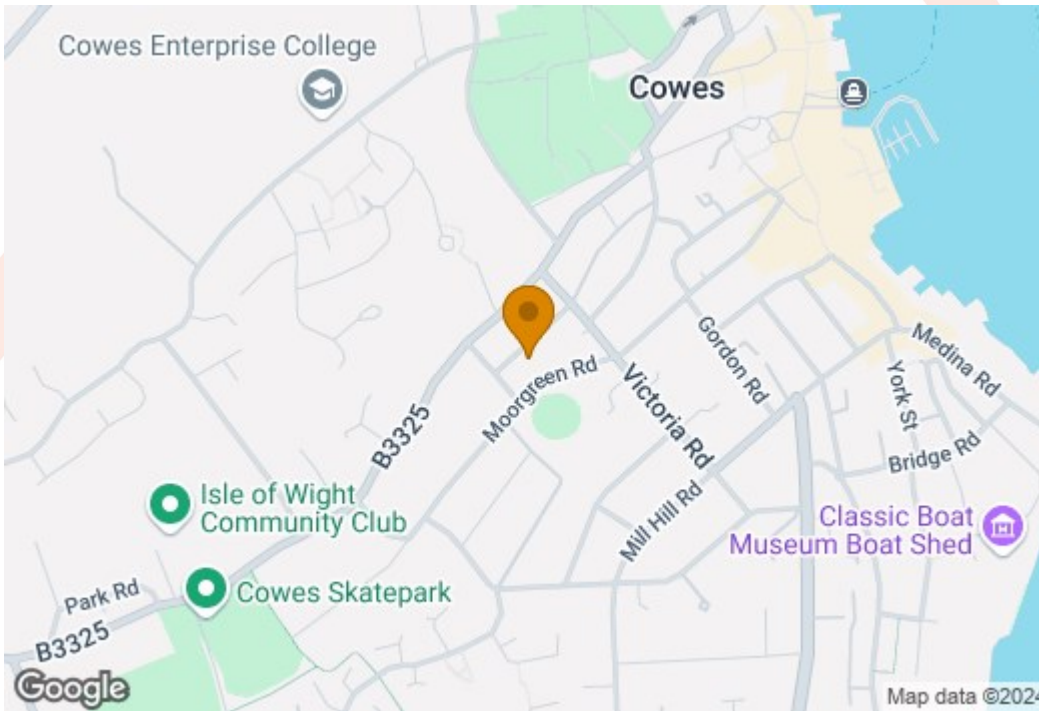


1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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

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