



**MARVINS**  
ESTATE AGENTS



**48 ST. MARYS ROAD, COWES, PO31 7ST**

**£249,950**

A two bedroom town house located in the heart of Cowes within a minutes level walking distance of Cowes town centre with its vibrant high street, sailing facilities and the high speed passenger ferry service to Southampton. With two double bedrooms the ground floor offers a spacious and flexible open plan Lounge/Diner that leads to the Kitchen. Gas heating is installed and double glazing. Offered chain free this home could be an excellent lock up and go second home or convenient full time home. Viewing is recommended by appointment.

**COWES OFFICE**

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## 48 ST. MARYS ROAD, COWES, ISLE OF WIGHT PO31 7ST

Double glazed Entrance Door to:

### LOUNGE/DINER

21' x 11'1" (6.40m x 3.38m)

Attractive tiled floor. Double glazed window to front. Two radiators. Fitted shelving. Stairs to upper floor off. Gas and electric meter cupboard.

### KITCHEN

9'1" x 10'6" (2.77m x 3.20m)

Range of modern floor and wall cupboards. Tiled worktops. Fitted gas hob. Built in electric oven below. Stainless steel extractor filter canopy. Plumbing for washing machine. Inset sink unit with mixer tap over. Radiator. Double glazed window and door to rear.



### FIRST FLOOR

Landing. Stairs to upper floor off.

### BEDROOM ONE

11'5" max x 11'3" (3.48m max x 3.43m)

Radiator. Double glazed window.



### BATHROOM

Panelled bath with shower over. Low level WC. Pedestal wash basin. Cupboard housing vaillant boiler. Built in shelved storage cupboard. Radiator.

On the Second Floor

### BEDROOM TWO

11'6" x 11'4" (3.51m x 3.45m)

Double glazed window. Radiator. Loft access.



### OUTSIDE

Rear enclosed patio/yard.

### TENURE

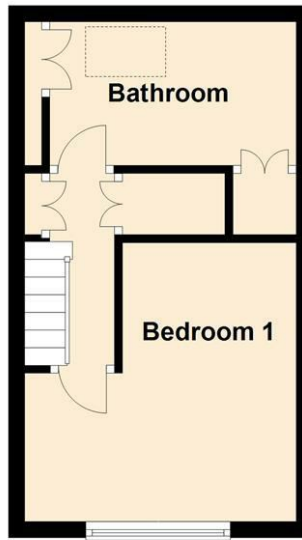
This property is Freehold. Council tax band A



## Ground Floor



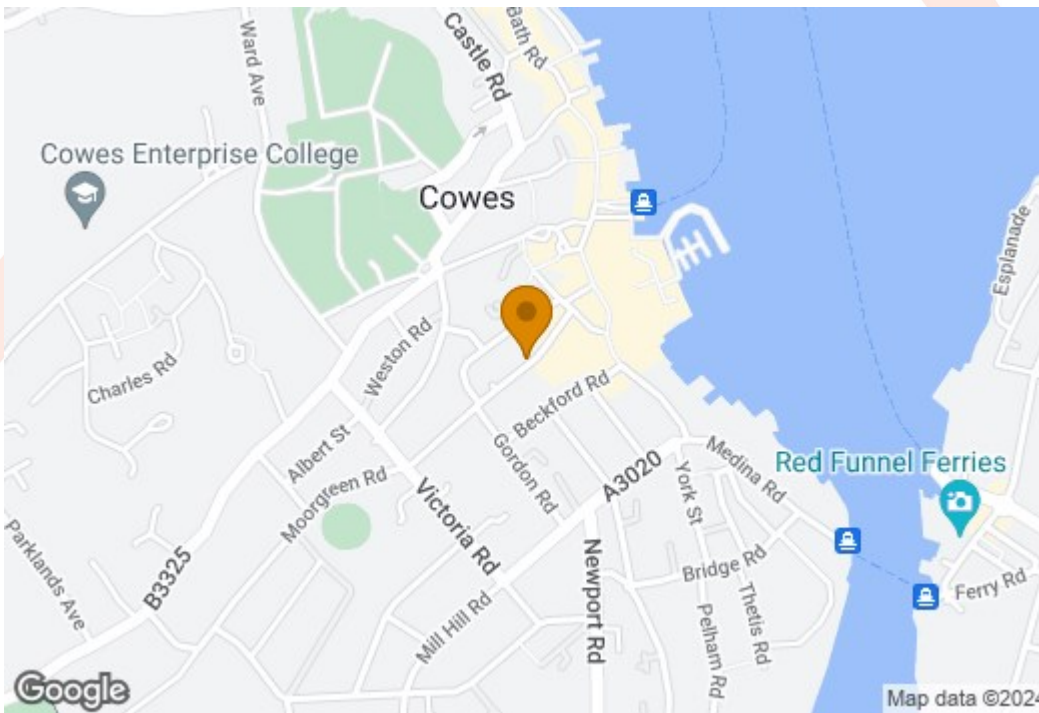
## First Floor



## Second Floor



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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span>  <span style="font-size: 2em;">67</span> </div>
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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