



**MARVINS**  
ESTATE AGENTS



## 24 UNION ROAD, COWES, PO31 7TP £465,000

Welcome to Porchester Cottage, a charming character house located on Union Road in the heart of the sought-after old town area of Cowes. This property exudes character and is perfect for those looking to immerse themselves in the rich history of the area. The house boasts two bedrooms, along with two reception rooms and a pleasant rear courtyard area. Its character is evident throughout and the property has recently been improved but still leaves potential for the new owner to stamp their own mark. Conveniently situated, this house offers easy access links to Southampton, making it a great choice for commuters or those who enjoy exploring beyond the town. Additionally, being close to local yacht clubs as well as the shops and restaurants in Cowes, this property is perfect for those seeking ease and convenience. If you are looking for a home that combines history, charm, and convenience, Porchester Cottage on Union Road is the perfect choice for you. Don't miss out on the opportunity to own a piece of Cowes' heritage in this delightful property.

### COWES OFFICE

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## 24 UNION ROAD, COWES, ISLE OF WIGHT PO31 7TP

Semi glazed front door to:-

### ENTRANCE LOBBY

Part glazed door to:-

### LOUNGE

15'4" x 14'7" (4.67m x 4.45m)

Large low level bay window to front. Attractive feature brick fireplace with wooden mantle. Inset electric fire. Radiator.

### DINING ROOM

15'4" x 13' max (4.67m x 3.96m max)

Stairs to upper floor off. Understairs storage cupboard. Two radiators. Feature open brick fireplace with wooden mantle.

### KITCHEN

15'5" x 7'5" (4.70m x 2.26m)

Recently fitted contemporary style floor and wall cupboards. Built in electric oven and hob. Single drainer sink unit with mixer tap over. Plumbing for washing machine. Extractor over cooking area. Cupboard housing gas boiler. Door to rear garden.

First Floor with pine doors off to rooms.

### BEDROOM ONE

15'1" x 11'8" (4.60m x 3.56m)

Radiator. Fireplace. Window to front.

### SHOWER ROOM

Tiled shower cubicle with electric shower. Low level WC. Radiator.

### BEDROOM TWO

14'9" x 10'3" (4.50m x 3.12m)

Radiator. Overstairs cupboard.

### BATHROOM

Corner bath. Low level WC and pedestal wash basin. Corner shower. Radiator. Built in shelved cupboard.

### OUTSIDE

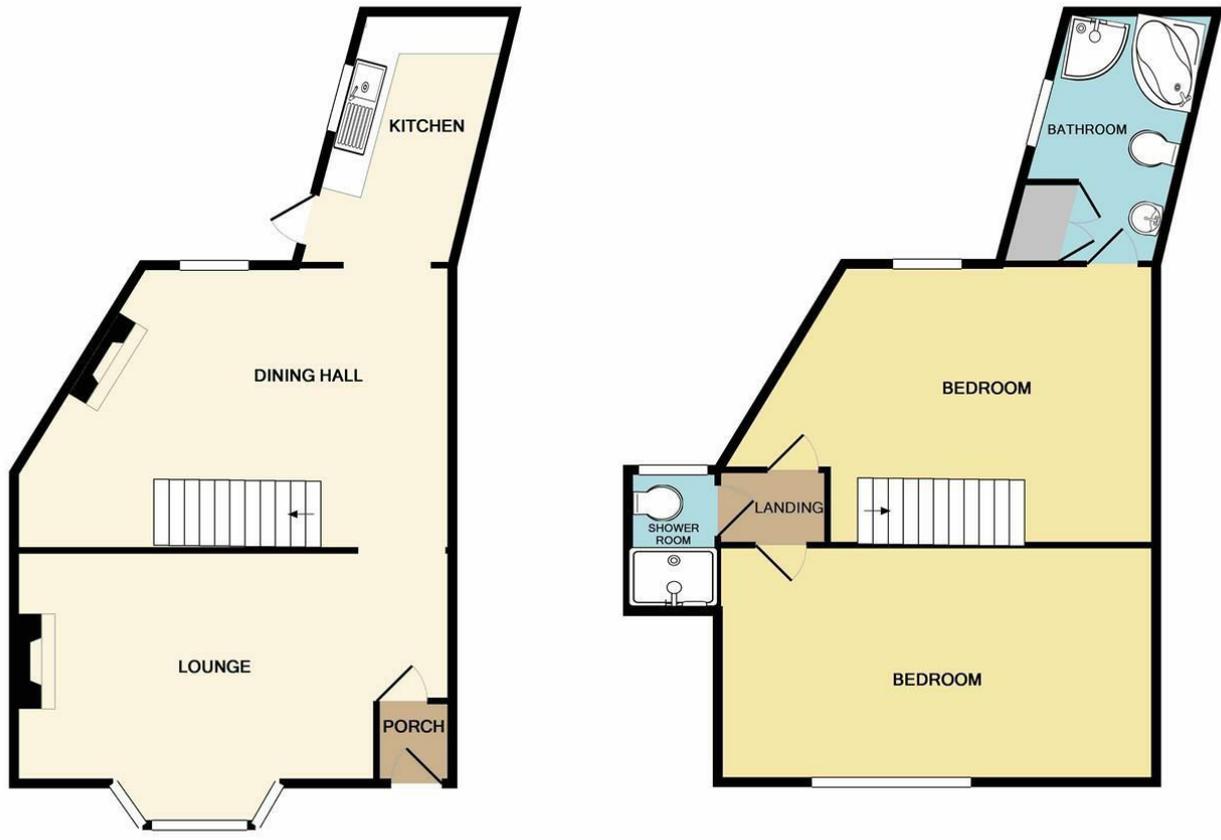
Pedestrian side access to enclosed rear westerly facing courtyard garden currently gravelled for ease.

### TENURE

This property is Freehold. Council tax band C.



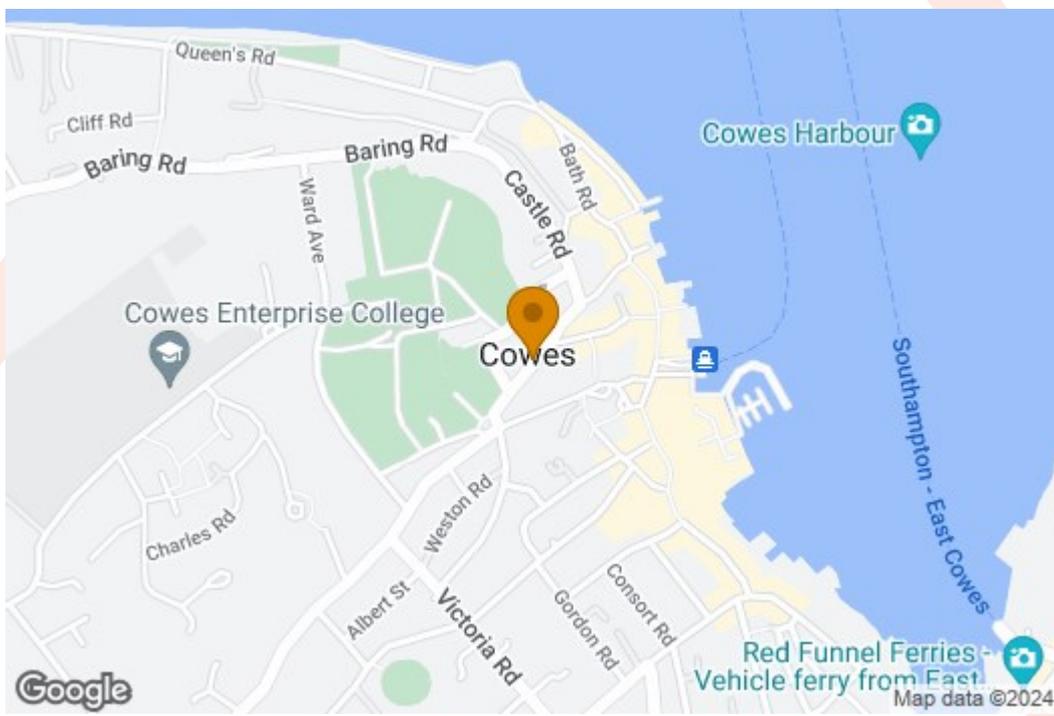




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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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