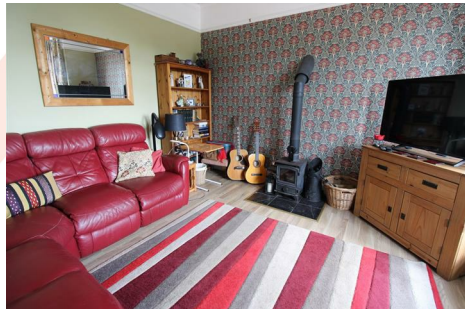




**MARVINS**  
ESTATE AGENTS



## 2 ALEXANDRA ROAD, COWES, PO31 7JX

PRICE £425,000

A substantial four bedroom end terrace Edwardian House. Located within easy access of Cowes town centre with its vibrant high street and high speed passenger ferry service to Southampton. This home enjoys many original features including a stunning leaded light front door and side screens. The present vendor has done many improvements including a recently upgraded Shower Room and Kitchen area. The very top floor offers two useful Loft Rooms both with velux window lights. The Master Bedroom enjoys Solent views over cowes town. To the rear of the property there are mature gardens and a covered patio area. To the front of the property there is an area of parking. Gas fired heating and double glazing. Truly worth an early inspection to appreciate the space and character on offer. This property is offered CHAIN FREE.

### COWES OFFICE

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## 2 ALEXANDRA ROAD, COWES, ISLE OF WIGHT PO31 7JX

Double glazed Entrance door and side windows to:

### ENTRANCE PORCH

Ornate leaded light glazed front door and side screens leading to:

### SPACIOUS ENTRANCE HALL

Solid wood flooring. Radiator. Under stairs storage cupboard.

### LOUNGE

12'0" x 15'3" (3.68m x 4.67m)  
in to double glazed square bay window. Two radiators. Fitted multi fuel stove.

### DINING ROOM

12'4" x 14'11" (3.78m x 4.55m)  
in to double glazed square bay window. Two radiators.

### KITCHEN

17'2" x 13'8" max (5.23m x 4.17m max)  
Range of modern fitted floor and wall cupboards. Solid wood worktops including breakfast bar cupboards below and space for tumble dryer. Inset enamel sink with mixer tap over. 5 ring gas hob and extractor filter canopy over. Feature tiled splashbacks. Built in Zanussi oven with microwave above. Integrated dishwasher. American style Daewoo fridge/freezer included. Wall mounted gas boiler. Towel rail/radiator. Double glazed doors to patio and rear gardens.

Built in Utility Cupboard with plumbing for washing machine.

### CLOAKROOM

Low level WC, Corner wash basin.

### FIRST FLOOR

Stairs to upper floors. Walk in storage cupboard.

### BEDROOM ONE

12'5" x 12'1" (3.78m x 3.68m)  
Radiator. Double glazed window. Views over Cowes to the Solent.

### BEDROOM TWO

11'11" x 9'8" (3.63m x 2.95m)  
Double glazed window. Radiator.

### BEDROOM THREE

12'6" x 9'6" (3.81m x 2.90m)  
Double glazed window. Radiator. Under stairs storage cupboard.

### BEDROOM FOUR

6'11" x 9' (2.11m x 2.74m)  
Double glazed window. Built in cupboard.

### SHOWER ROOM

Recently modernised. Towel rail/radiator. Low level WC. Vanity wash basin. Walk in shower. Attractive aqua boarding to walls.

### ON THE SECOND FLOOR

Spacious Landing with storage space and cupboard and under eaves access.

### LOFT ROOM ONE

10'8" x 12'3" (3.25m x 3.73m)  
Sloping ceilings. Velux window light.

### LOFT ROOM TWO

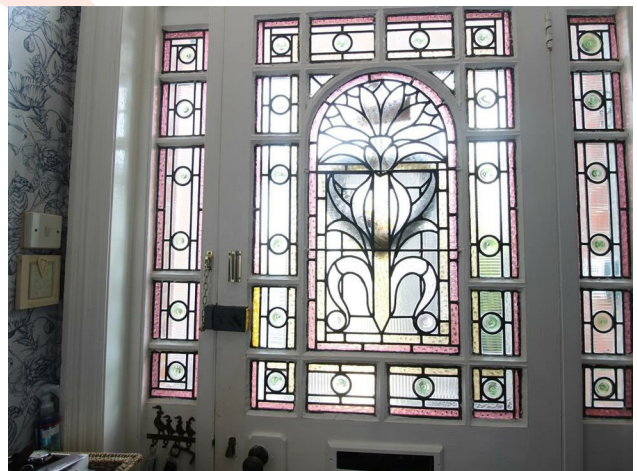
10'6" x 10'8" (3.20m x 3.25m)  
Sloping ceilings. Velux window light.

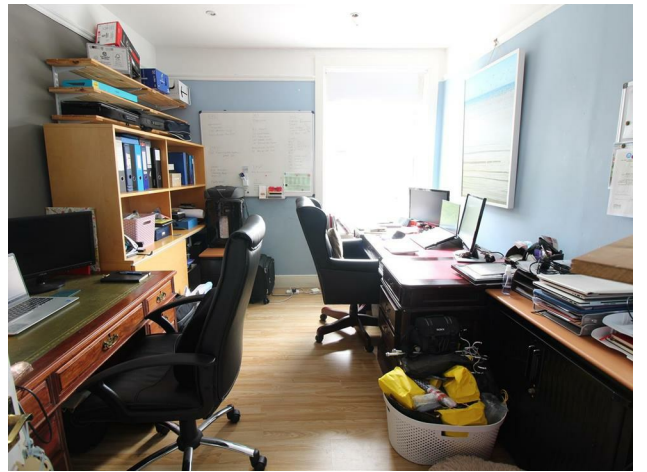
### OUTSIDE

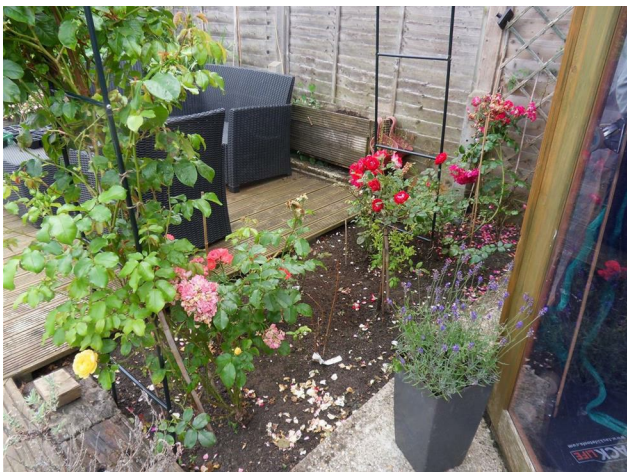
Covered patio/verandah with hot tub. Raised gravelled front garden. Middle garden laid to lawn with mature olive tree, plants and shrubs. Ornamental pond. Large decked patio and garden chalet. Further side garden store. Rear side access. Two parking spaces to the front.

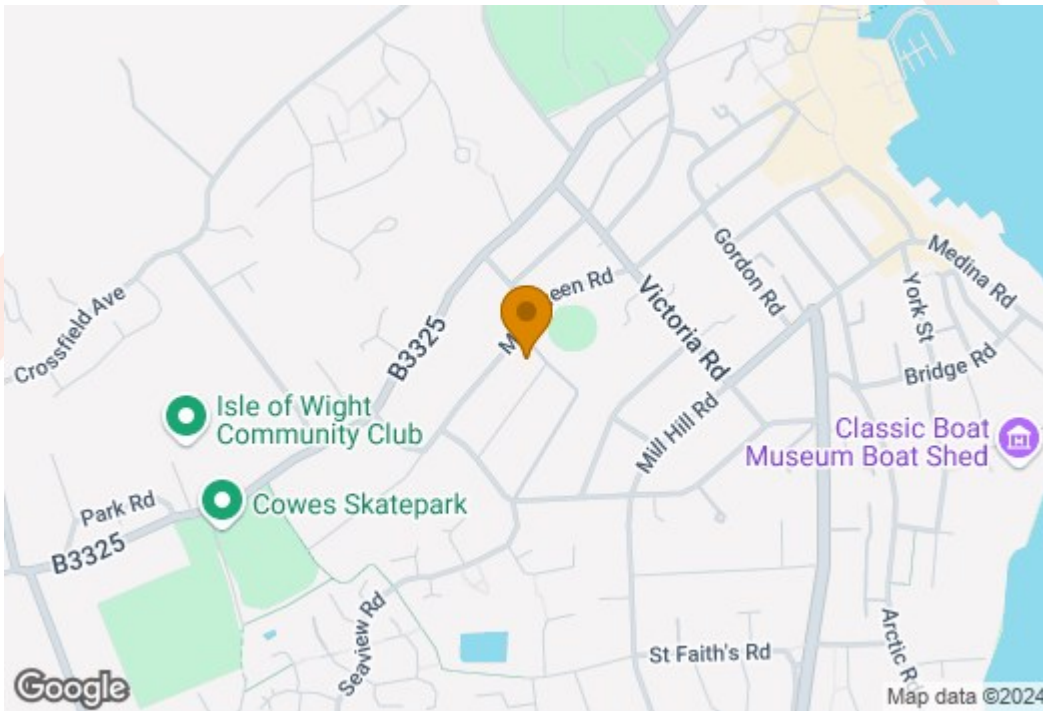
### TENURE


This property is Freehold. Council tax band C.










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>		
(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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC 

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