



MARVINS
ESTATE AGENTS



243 ARCTIC ROAD, COWES, PO31 7PJ

£199,000

A great opportunity for the new owner to stamp their own mark on this character Semi Detached House in Arctic Road with views towards the River Medina. The property requires modernising although comes with the benefit gas central heating and double glazed windows. There are two bedrooms on the first floor and a pleasant, small courtyard style garden to the rear. The property is available to purchase with NO ONWARD CHAIN. Arrange your viewing today.

COWES OFFICE

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GROUND FLOOR

Front door into:

LOUNGE

11'6 x 11'3 (3.51m x 3.43m)

Front aspect. Fireplace. Radiator.

DINING ROOM

11'7 x 11'3 (3.53m x 3.43m)

Rear aspect. Radiator. Tiled fireplace with gas fire.

KITCHEN

13'5 x 6'3 (4.09m x 1.91m)

Stairs off to first floor. Understairs cupboard. Fitted with a range of wall and floor cupboards with worktops over. Single drainer sink unit. Space and plumbing for washing machine. Wall mounted boiler. Door leading to outside.

FIRST FLOOR

SHOWER ROOM

8'6 x 6'3 (2.59m x 1.91m)

Suite comprising shower cubicle, pedestal washbasin and low level WC. Heated towel rail.

BEDROOM ONE

11'6 x 11'3 (3.51m x 3.43m)

Views over the Medina river. Radiator.

BEDROOM TWO

11'7 x 7'9 (3.53m x 2.36m)

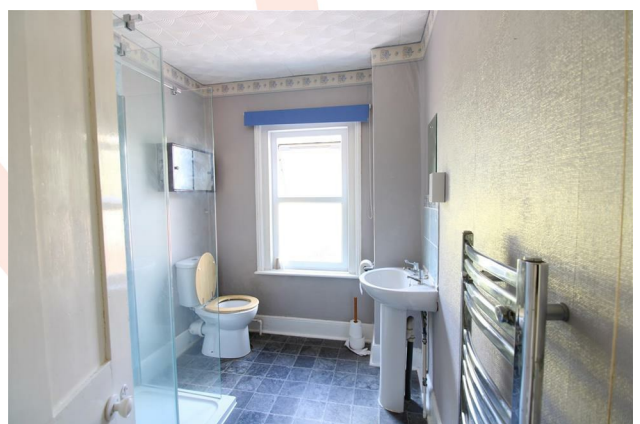
Rear aspect. Radiator.

OUTSIDE

To the rear of the property is a small, pleasant courtyard style garden.

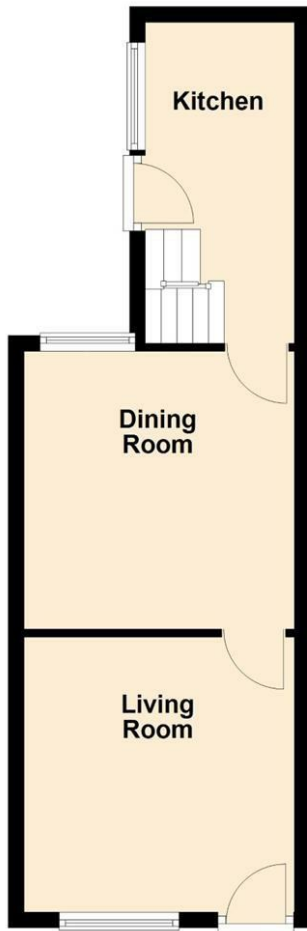
TENURE

This property is Freehold. Council tax band A.

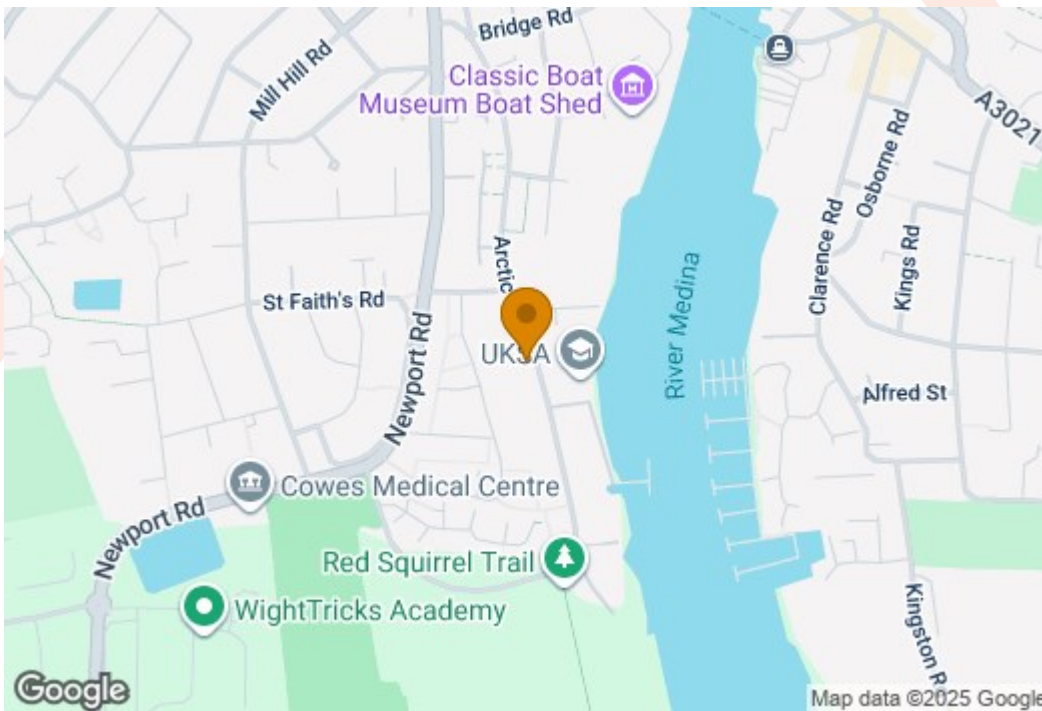
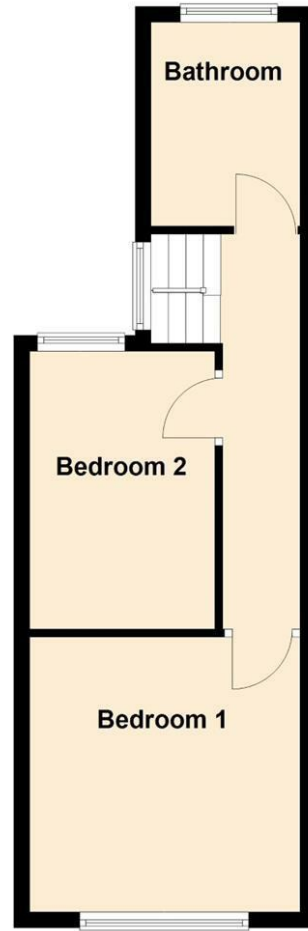




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(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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