



**MARVINS**  
ESTATE AGENTS



## 54 ST MARY'S ROAD, COWES, PO31 7ST

PRICE £295,000

Located in the heart of Cowes town this end terrace two bedroom cottage has been delightfully renovated throughout and also offers a spacious Loft Room. Ground floor accommodation has been extended and offers a Kitchen with further Sitting/Breakfast area and patio doors to the attractive patio and rear garden. There is a wide partly covered side access with double doors to St Mary's Road. Gas central heating and double glazing is installed. This home is a level walk to the High Street shops, sailing facilities and high speed passenger service to Southampton. Car parking is by permit. Viewing to fully appreciate this comfortable home is recommended.

### COWES OFFICE

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## 54 ST MARY'S ROAD, COWES, ISLE OF WIGHT PO31 7ST

Double glazed entrance door to:

### LOUNGE

11'5" x 10'9" (3.48m x 3.28m)

Radiator. Double glazed window. Fitted plantation blinds. Attractive wood flooring. Two wall lights. Under stairs storage cupboard. Opening to:

### DINING ROOM

8'10" x 10'10" (2.69m x 3.30m)

Opening to Inner Hall with stairs to upper floors off. Radiator. Two wall lights. Open plan to:

### KITCHEN

15' x 10'10" (4.57m x 3.30m)

Radiator. Double glazed patio doors to rear patio and garden. Range of fitted floor and wall cupboards. Enamel butler sink with mixer tap over. Attractive work tops, 5 burner gas hob with stainless steel extractor canopy over. Built in electric oven and grill. Integrated fridge and freezer. Double glazed door to side access and garden.

### UTILITY/CLOAKROOM

5'5" x 4' (1.65m x 1.22m)

Low level WC, wash basin and wall mounted gas boiler. Plumbing for washing machine. Double glazed window. Radiator.

First Floor Landing with stairs to Loft Room

### BEDROOM ONE

10'9" x 9'4" excluding cupboard space (3.28m x 2.84m excluding cupboard space)

Radiator. Double glazed window. Two large fitted wardrobe cupboards.

### BEDROOM TWO

5'9" x 10'10" (1.75m x 3.30m)

Radiator. Double glazed window.

### SHOWER ROOM

Large walk-in shower, low level WC, vanity wash basin and towel rail/radiator. Double glazed window.

### LOFT ROOM

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

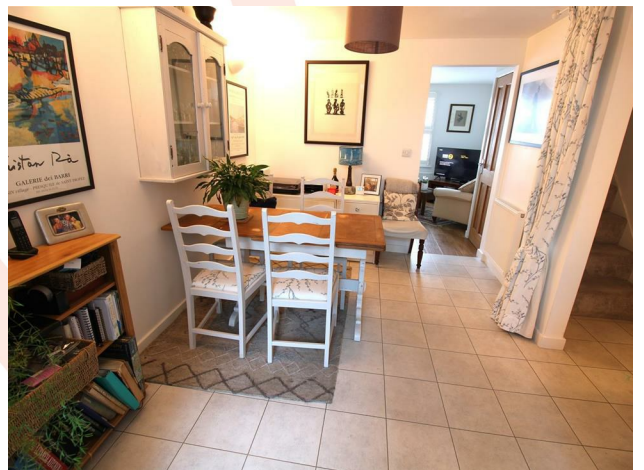
Velux window light. Radiator. Under eaves access. Double glazed side window.

### OUTSIDE

Attractive paved patio. Steps to enclosed gravel garden. Borders with shrubs and plants. Side access 4'8" x 36'8" partly covered to one end with twin opening doors to front of property. Outside water tap and outside lights.

### TENURE

This property is Freehold. Council tax band A.

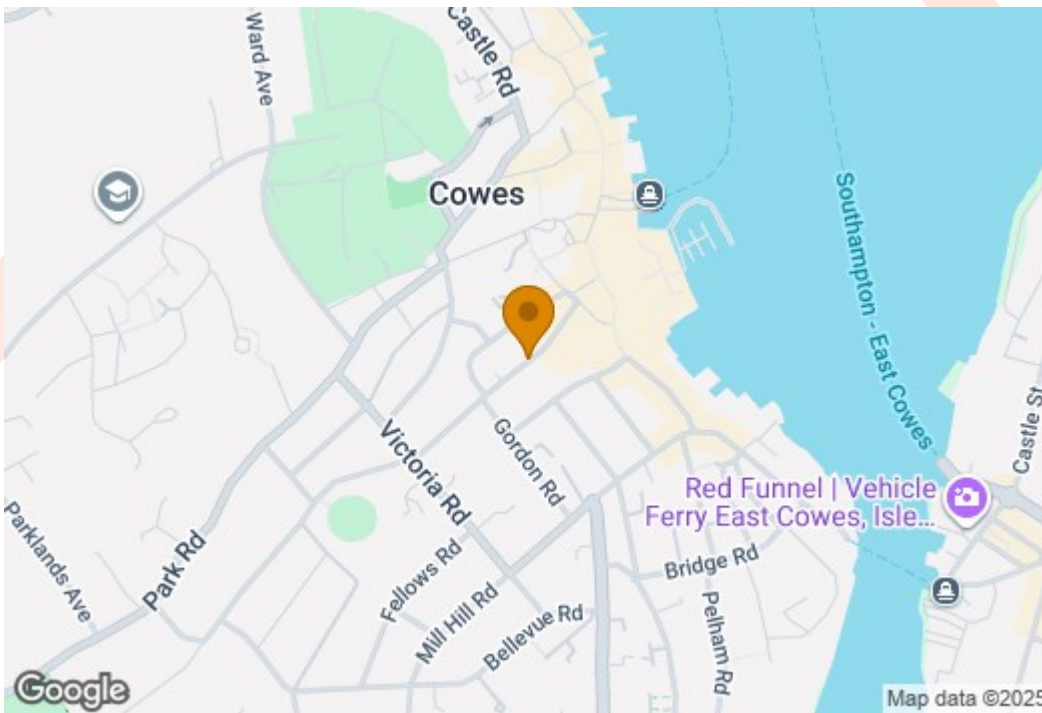




## GROUND FLOOR



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		
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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