



# Albert Street

## Cowes

£210,000



Located in a quiet street and within easy access of Cowes centre and mainland transport links. This semi detached cottage has 2 bedrooms and a good sized rear low maintenance garden with side access. In addition there is a external fully insulated home office/studio. An ideal home for investment as a BTL - a perfect FTB property or even lock up and leave property near the sea for holidays. GCH & DG.





## 2 Bedroom Semi Detached House

**Sitting Room** 10' 6" x 9' 9" (3.2m x 2.97m)

A front aspect reception with new double glazed front door.

**Kitchen** 9' 7" x 12' 6" (2.91m x 3.8m) into & under stairs

Situated to the rear of the cottage room using all available space. L-shape arranged storage units and contrasting counter top. Large built in cupboard. Space and plumbing for your white appliances. Gas boiler.

**Rear Lobby**

Door to the rear garden.

**Bathroom**

Ground floor bathroom, complete with panelled bath and shower over, w/c and basin.

**First Floor**

**Bedroom 1** 10' 6" x 9' 7" (3.21m x 2.92m)

A front aspect double bedroom with built in cupboard over the stairs

**Bedroom 2** 10' 6" x 9' 9" (3.19m x 2.96m)

A rear aspect double bedroom overlooking the garden.

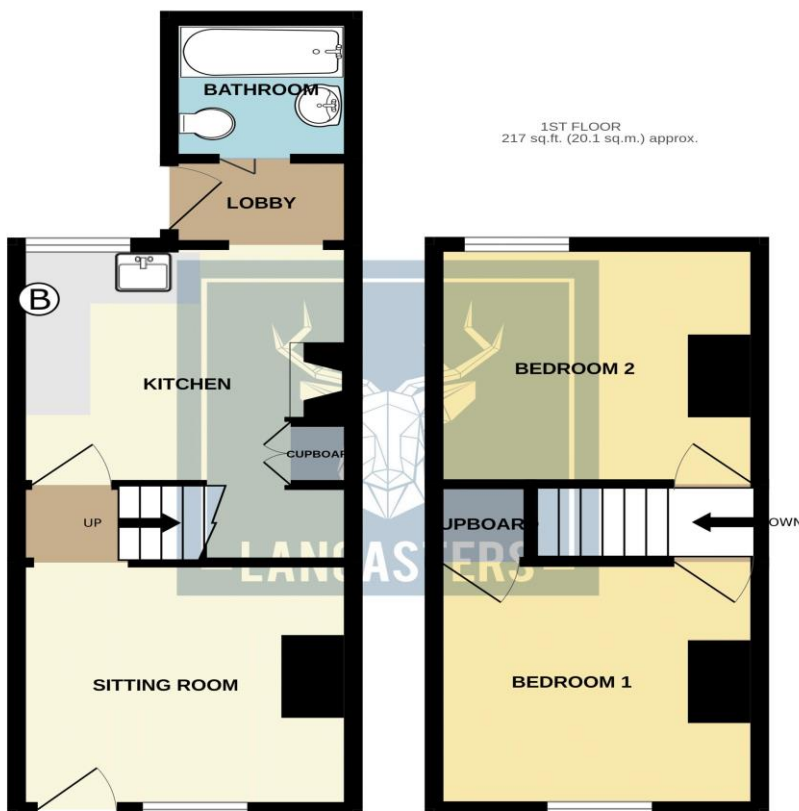
**Outside**

The property is accessed via steps up from the street across a small terraced front garden. Side access and gate provide access to the garden. The rear garden is low maintenance with cobbled patio and raised area with artificial turf and access to a home office studio. (3.0mx 3.0m) Insulated, with power and lighting. Decked area in front.

**N.B**

Please note - We believe the bathroom to be a single brick skin construction. Please check with your lender if you require any borrowing to purchase this property.

GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.1 sq.m.) approx.

TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

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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Tenure: Freehold

Council: B

EPC: D



These sales particulars do not form part of any contract. The agent has not undertaken any form of survey on the property and has not checked any services. If you decide to purchase this, or any other property, we advise you undertake your own enquiries via your separately appointed solicitor and surveyor.