



2 Thetis Road, Cowes
£225,000

 **Megan Baker**
Estate Agents



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This smart period home is positioned in the heart of Cowes town centre, on a quiet residential no-through road, so it is perfectly positioned for access to the local amenities and mainland ferry link. The home is deceptively spacious and offers two reception rooms; a well fitted kitchen; two double bedrooms and a good sized first floor bathroom, with both a bath and shower. The enclosed rear garden provides two levels of patio and offers a blank canvas to make your own little sunny haven. There is gated pedestrian access at the rear which leads out onto Bridge Road, and the home has UPVC double glazing and is warmed by gas central heating. Freehold. Council Tax Band - B. EPC C-70

Steps up to wooden door into:

Sitting Room:

14'0" max x 11'9" (4.27m max x 3.60m)

Decorated in a calming sage green colour palette, a light room with a pretty feature fireplace with a quarry tiled hearth and UPVC double glazed bay window to the front. Step up and door to:

Dining Room:

11'8" x 11'6" max (3.56m x 3.51m max)

Centrally placed in the home and decorated to match the sitting room, the room has gorgeous oak flooring and provides plenty of space for a dining table. Large window looking to the rear porch. Steps up to:

Inner Lobby:

With stairs to first floor and door through to:

Kitchen:

12'4" max x 6'10" max (3.76m max x 2.10m max)

Well fitted with a good range of wooden fronted units, topped by glossy granite style worktops with seamless matching splash backs. Plenty of spaces for utilities and integrated eye-level double oven with separate hob. Stainless steel sink unit set below the side window and door to:

Rear Porch:

A great additional storage area with tiled floor and UPVC double glazed door to the garden.

Turning staircase to:





First Floor Landing:

With window to side and large access to boarded loft, with pull down ladder. Doors to:

Bedroom One:

11'4" x 9'11" + wardrobes (3.46m x 3.03m + wardrobes)

Decorated in soft aqua colours, with one wall of fitted wardrobes providing superb storage. Window to front.

Bedroom Two:

11'4" x 9'0" (3.47m x 2.76m)

A second double bedroom in soft white with a hessian patterned accent to one wall. Window to rear.



Bathroom:

9'11" max x 6'10" max (3.04m max x 2.10m max)

A good sized, fully tiled room fitted with a sleek white suite of corner shower enclosure; WC; wash hand basin and bath with mixer tap/shower spray over. Inset spotlights; opaque rear window and wall mounted, heated towel ladder.



Rear Garden:

Arranged over two levels with steps along one side, and fully enclosed by fencing. A sunny and secluded garden which provides two patio areas and offers a blank canvas to make into your own haven. There is gated pedestrian rear access which leads out onto Bridge Road.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Arrange a viewing

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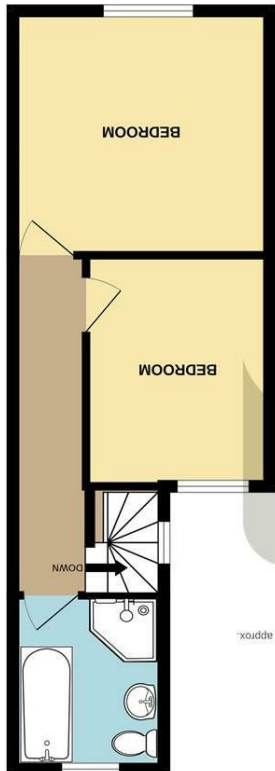
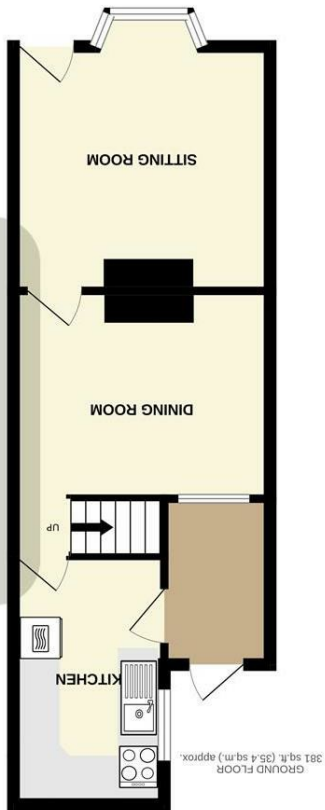
Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents

128 High Street Cowes Isle of Wight PO31 7AY

meganbakerestateagents.com



Whilst every attempt has been made to ensure the accuracy of the diagrams contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. 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		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current	70	Potential
	78	