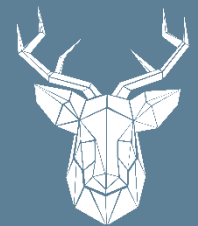




# Arctic Road

## Cowes

£200,000



Lancasters

CHAIN FREE - A modern 2 bedroom property with PARKING. Spacious accommodation and low maintenance garden. Close to main bus route and easy walking distance into Cowes. \* 2 Bedrooms \* Parking \* Modern \* Garden \* - Ideal BTL or FTB - All this just looking for the next owner.



## 2 Bedroom End Terrace House

**Lounge/Diner** 17' 1" x 11' 8" (5.2m x 3.55m)  
A large front aspect dual purpose reception. Large under stairs cupboard.

**Kitchen - Breakfast Room** 11' 8" x 7' 11" (3.55m x 2.42m)  
Situated at the rear of the house, with door out to the rear garden. A series of floor mounted storage units and plenty of counter tops - space and plumbing for white goods. Integrated gas hob and electric cooker. Ceramic sink and drainer.

**First Floor Landing**  
Loft access.

**Bedroom 1** 13' 1" x 11' 8" (4.0m x 3.55m) max  
A large front aspect double bedroom - with large recess for wardrobes or storage.

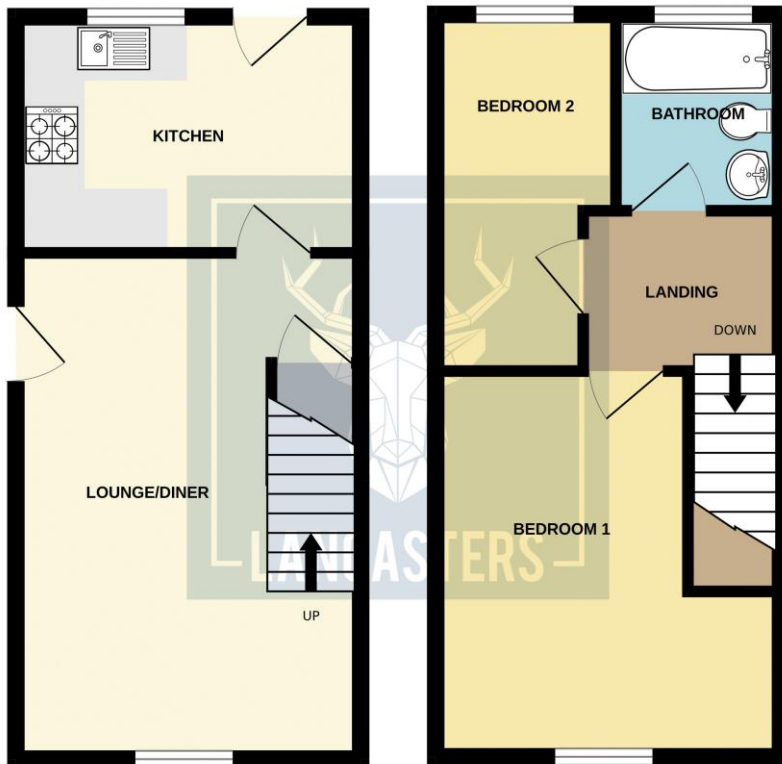
**Bedroom 2** 11' 10" x 5' 9" (3.61m x 1.75m)  
A large rear aspect bedroom.

**Bathroom**  
With panelled bath, w/c and basin. Decorative tiled splash backs. Extractor and external window.

**Outside**  
The property has a sunny aspect low maintenance rear garden with and patio. all accessed via the property or secure side gate. Outside tap. There is also allocated off street parking space situated in the private carpark to the side of the terrace.

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 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.