



34 St. Marys Road, Cowes
£260,000

 **Megan Baker**
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This handsome terraced cottage is set in the heart of this prestigious town with wonderful facilities and the ferry terminal on the doorstep. The smartly presented accommodation is warmed by gas central heating with UPVC double glazing featuring smart shutters. The pretty sitting room is set at the front of the home with an elegant period fireplace as the focal point. The kitchen/dining room is fitted with a range of cream units with integrated appliances and plenty of space for a central dining table. This leads through to a handy utility room (with door into the garden) and then to the bathroom. Recently completely re-roofed by a well regarded local roofer; the area is fully tiled with a shower bath, pedestal wash hand basin, WC and chrome heated towel ladder. On the first floor are two attractive double bedrooms. The main bedroom is set at the front so filled with morning sunlight and decorated with pretty sea green accent walls. A door from the landing leads up the steep turning staircase to a fabulous loft room. This good sized room provides potential for another super double bedroom and has a Velux window with blackout blind. To the rear of the cottage lies a sweet walled courtyard garden which enjoys the afternoon and evening sun. There is a bespoke built cabin style shed; a decked terrace ideal for al fresco dining and cleverly designed lighting features. Council Tax Band - A. Freehold. EPC - D-68

Pretty pale blue front entrance door into...

Sitting Room:

11'7" max x 10'8" (3.55m max x 3.26m)

A very pretty sitting room with window to the front featuring fresh white shutters. A beautiful feature fireplace with a stripped wooden surround forms a focal point to the room. An archway links the room to the:

Kitchen/Dining Room:

12'6" max x 11'6" max (3.82m max x 3.52m max)

A pleasantly spacious room with plenty of space for a table and chairs. The room has been fitted with a smart range of cream units with tiled worksurface and matching

splashbacks. Integrated appliances include a ceramic hob, electric oven, slimline dishwasher and under counter fridge. The Belfast sink sits below the rear window and the wall mounted gas fired boiler is concealed in a cupboard. Stairs lead off to the first floor.

Rear Lobby/Utility Area:

5'4" max x 5'2" (1.64m max x 1.59m)

A useful coat area with space and plumbing for a washing machine with cupboard above; external door to garden and further door to:

Bathroom:

7'4" max x 4'9" max (2.26m max x 1.47m max)

A fully tiled room with white suite comprising shaped shower bath with mixer tap/shower





attachment; wash hand basin and WC. Opaque side window and heated towel ladder.

Stairs to:

First Floor Landing:

With concealed staircase to the top floor; under stairs cupboard and pretty natural wood panelled doors to the bedrooms.

Bedroom One:

11'8" max x 10'5" max (3.57m max x 3.2m max)

An elegant main bedroom with calm sea green accent walls. Window to front, again with smart shutters.

Bedroom Two:

11'7" max x 8'3" (3.54m max x 2.52m)

A pleasant second double bedroom with shuttered window to the rear.

Steep winding staircase to:

Attic Bedroom Three:

12'0" max x 11'6" max (3.67m max x 3.52m max)

Creating a third, large double bedroom with good central height; part panelled ceilings and walls in a nautical blue and white theme. Velux window to rear and gated balustrade around the stairs.

Courtyard Garden:

The home has a small, pretty walled courtyard garden which is cleverly illuminated. There is a

decked terrace with a bespoke built cabin to one end and decked corner seating.

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.



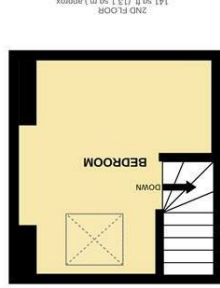
Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

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Love this property and want to see more?
Call us on **01983 280555**
Email: hello@meganbakerestateagents.com

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Energy Efficiency Rating		
Potential	Current	
England & Wales EU Directive 2002/91/EC		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		
	68	75



What every attempt has been made to ensure the accuracy of the figures contained therein, 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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