



MARVINS
ESTATE AGENTS



68 ST. MARYS ROAD, COWES, PO31 7ST

£235,000

Located in central Cowes this terraced home offers three/four bedroom accommodation with ground floor enjoying a front Lounge, Kitchen Diner, Bedroom Four/Study, Shower Room and Cloakroom. There is an enclosed rear garden. At first floor level there is a good size double bedroom to the front, single bedroom and bathroom to the rear and stairway from the landing to the upper loft bedroom. Gas heating and double glazing is installed. The property is in need of updating and modernisation but offers an excellent opportunity for someone wishing to be close to local facilities including the highspeed passenger service to Southampton. Viewing is by appointment.

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68 ST. MARYS ROAD, COWES, ISLE OF WIGHT PO31 7ST

Double glazed Entrance Door to:

LOUNGE

12'7" x 11'2" (3.84m x 3.40m)

Stripped wood floor. Victorian fireplace. Radiator. Double glazed window. Opening to:

KITCHEN/DINER

12'7" x 12'10" (3.84m x 3.91m)

Stripped wood flooring. Range of fitted floor and wall cupboards with bevel edged work tops. Inset stainless steel sink unit with mixer tap over. Radiator. Plumbing for washing machine. Gas cooker point.

Rear lobby. Access to gardens.

CLOAKROOM

Low level WC.

SHOWER ROOM

Corner shower cubicle and pedestal wash basin.

BEDROOM FOUR/STUDY

8'8" x 9'7" maximum (2.64m x 2.92m maximum)

Radiator.

FIRST FLOOR LANDING

Stairs to Attic Room.

BEDROOM ONE

12'8" x 11'2" (3.86m x 3.40m)

Radiator. Double glazed window. Built in wardrobe cupboard. Victorian fireplace.

BEDROOM TWO

7'4" x 6'11" (2.24m x 2.11m)

Stripped wood flooring. Double glazed window. Radiator. Built in cupboard housing vaillant boiler.

BATHROOM

Panelled bath, low level WC and vanity wash basin. Radiator. Part tiled walls. Tiled floor.

ATTIC BEDROOM

10' x 13'8" (3.05m x 4.17m)

Double glazed window. Radiator.

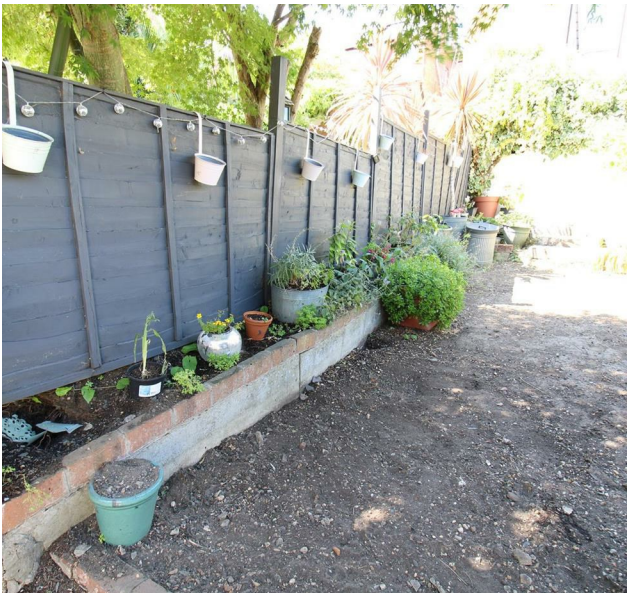
OUTSIDE

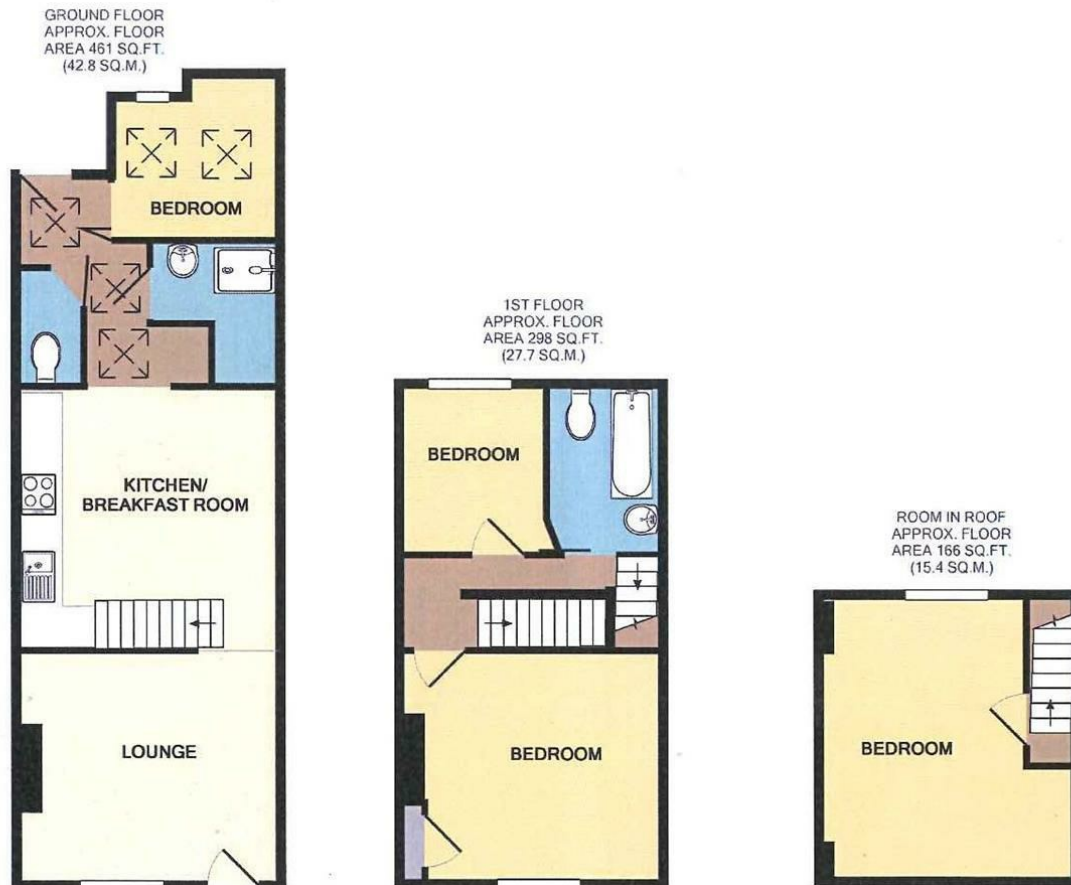
Enclosed rear garden with covered lean to /store. Raised flower beds and small patio to the rear.

TENURE

This property is Freehold. Council tax band A.

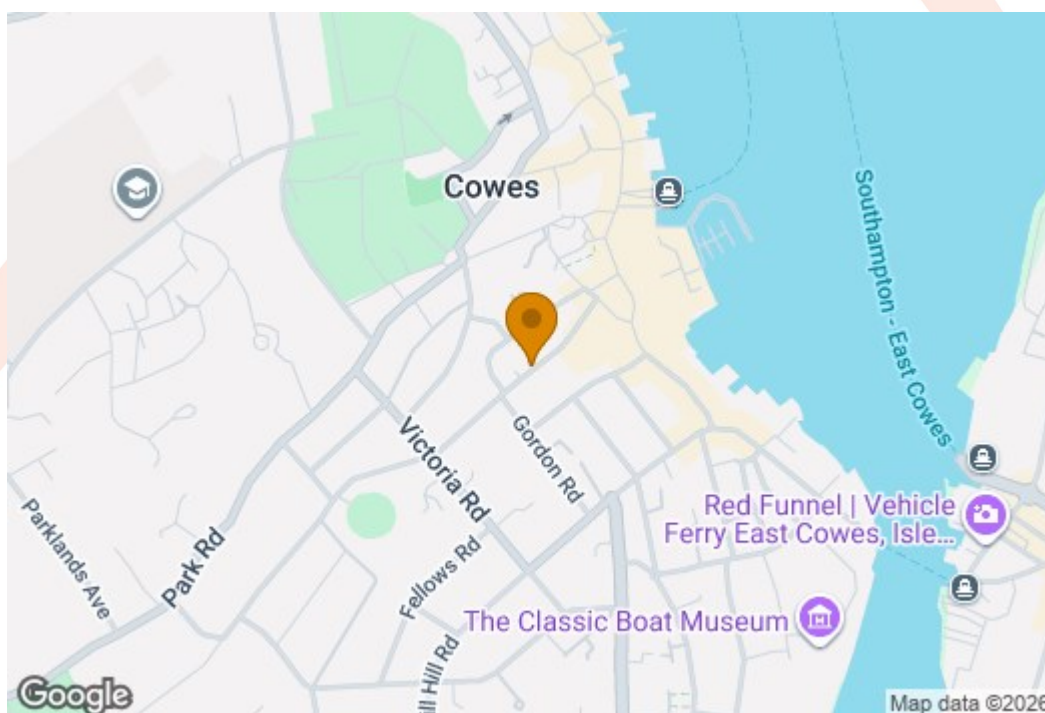






TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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