



MARVINS
ESTATE AGENTS



40 ALBERT STREET, COWES, PO31 7ND

PRICE £169,000

Positioned in charming Albert Street, this delightful three bedroom property presents a wonderful opportunity for those looking to create their dream home. This character cottage, steeped in potential, is ideally situated in a popular location, just a stone's throw away from the town centre and a variety of local amenities.

While this property is a full project and requires significant modernisation, this offers a blank canvas for buyers to inject their personal style and preferences.

The inviting atmosphere of Cowes, known for its vibrant community and picturesque surroundings, makes this property an attractive prospect for those seeking a project. With its proximity to shops, cafes, and recreational facilities, you will find everything you need within easy reach.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
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GROUND FLOOR

Front entrance door to:

LOUNGE

11'1" x 10'11" (3.38m x 3.33m)

Double glazed window to front. Radiator. Boarded over fireplace. Access to:

KITCHEN/DINER

12'7" x 10'11" (3.84m x 3.33m)

Double glazed window to rear. Stairs off to upper floor. Rear lobby off with access to bathroom and door to garden. Kitchen area fitted with a range of floor and wall cupboards with worktops over. Single drainer stainless steel sink unit. Space and plumbing for washing machine and dishwasher. Electric cooker point. Understairs recess ideal for dining table. Radiator.

BATHROOM

Suite comprising bath, WC and pedestal hand basin. Radiator.

FIRST FLOOR

Stairs off to second floor.

BEDROOM ONE

11'1" x 10'11" (3.38m x 3.33m)

Double glazed window to rear. Recess with shelving.

BEDROOM TWO

8'5" x 8'1" (2.57m x 2.46m)

Double glazed window to front. Built in storage cupboard. Radiator.

SECOND FLOOR

BEDROOM THREE

16'8" x 10'11" (5.08m x 3.33m)

Double glazed windows to front and rear. Radiator.

OUTSIDE

Small forecourt to the front of the property. Rear garden with two patio areas.

TENURE

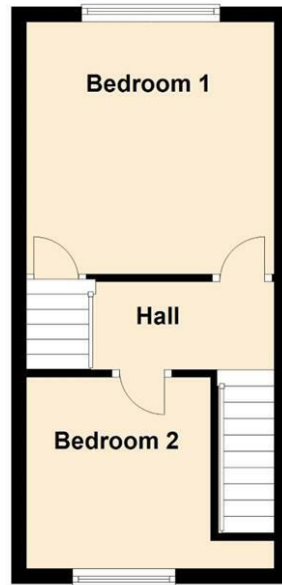
This property is Freehold. Council tax band B.



Ground Floor



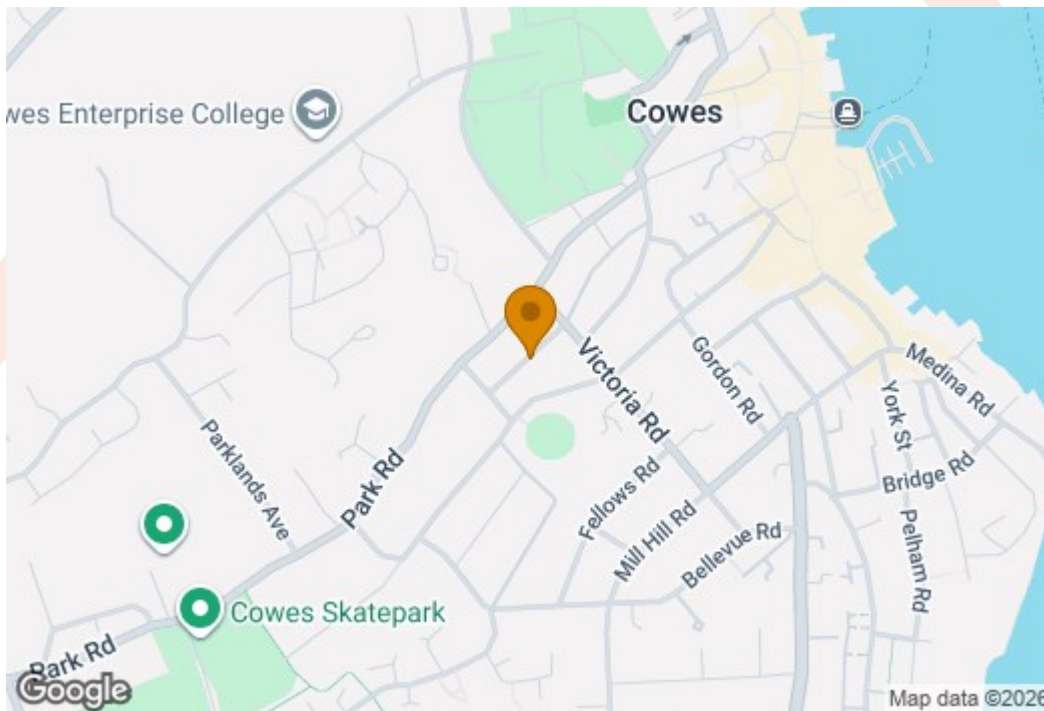
First Floor



Second Floor



Total area: approx. 72.0 sq. metres (775.4 sq. feet)
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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