



43 St. Marys Road, Cowes
£210,000

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Positioned in the heart of Cowes town centre, this attractive period cottage offers light and beautifully decorated accommodation, with gas central heating and UPVC double glazing. The ground floor provides a cosy sitting area to the front, opening to a centrally located, open plan kitchen/dining room, providing distinct dining and kitchen areas which flow into each other. Beyond the rear lobby, there is a stylish bathroom to complete the ground floor accommodation. Upstairs, there are two pretty bedrooms and a fixed staircase giving access to the loft area, which provides great storage with a velux window to the rear. The sunny rear garden provides a landscaped little haven, laid to smart sandstone patio and planted beds. FREEHOLD. Council Tax Band - A. EPC D-62

Smart composite entrance door into:

Sitting Room:

10'9" x 8'8" (3.29m x 2.65m)

A cosy sitting room in attractive grey decor with a pretty papered feature accent to one wall. UPVC double glazed front window and opening through to:

Kitchen/Dining Room:

19'4" max x 8'7" max (5.91m max x 2.63m max)

Decorated in soft hessian colours with co-ordinating herringbone design vinyl flooring, this sociably designed open plan room has two distinct areas. The dining space sits centrally in the home, with a concealed staircase to the first floor, whilst the kitchen is

placed to one end and fitted with cream fronted units; dark glossy worktops with stainless steel sink unit, and spaces for appliances. Two skylights let light flood in and there is a UPVC double glazed window to the rear. Door to:

Rear Lobby:

With wall mounted gas fired boiler; UPVC double glazed door to garden and further sliding door to:

Bathroom:

9'4" max x 4'5" max (2.85m max x 1.35m max)

Decorated in pale blue colours and fitted with a chic white suite of bath with shower over; WC and wash hand basin. Extractor fan and UPVC double glazed opaque side window.





Narrow, enclosed staircase to:

First Floor Landing:

With doors to:

Bedroom One:

11'7" x 8'7" (3.54m x 2.64m)

A light, double room in a pale blue colour scheme, with UPVC double glazed front window.

Bedroom Two:

8'7" max x 8'6" max (2.64m max x 2.61m max)

Currently used as a study, this single bedroom has a UPVC double glazed rear window and door concealing the:

Narrow turning staircase to:

Loft:

13'0" max x 8'7" max (3.98m max x 2.62m max)

A great storage area with sloped ceilings and velux window to rear.

Rear Garden:

Landscaped with a beautiful mellow tone sandstone patio, this pretty garden has planted beds to one side and the rear - creating a haven to sit out and enjoy.

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

