



3 Middleton Terrace, Cowes

£225,000



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Tucked away in the heart of Cowes town centre, this beautifully light and deceptively spacious period home is offered with no onward chain. With smart UPVC double glazing and gas central heating, the home offers a comfortable sitting room and kitchen/breakfast room on the ground floor; large double bedroom and bathroom on the first floor and a second double bedroom on the top floor. There is a sweet, walled courtyard rear garden with a very handy outside toilet - an ideal spot to sit out and enjoy, offering an opportunity to make it your own. Freehold. Council Tax Band - A. EPC D-68.

**Smart wooden front entrance door to:**

**Sitting Room:**

13'2" max x 11'11" (4.02m max x 3.64m)

In white decor with double aspect UPVC double glazed windows to the front and side. Feature fire recess with tiled hearth and built in shelving to one side of the chimney recess. Opaque panel with stained glass spinnaker motif to one wall and door to:

**Kitchen/Breakfast Room:**

13'2" max x 10'7" max (4.03m max x 3.24m max)

In white decor with dark grey tiling, matching the dark grey fronted units. Wooden style worktops with one and a half bowl sink unit

set beneath the rear window. Integrated under counter oven; hob and concealed extractor hood. Dishwasher and washing machine; wall mounted gas fired boiler and external rear door. Concealed, turning staircase to:

**First Floor Landing:**

With window to side; stairs to top floor and doors to:

**Bedroom One:**

13'2" max x 12'1" (4.03m max x 3.69m)

A lovely bright double aspect room, with windows to front and side, letting light flood in. Beautiful feature fireplace as a focal point and handy vanity sink unit to one side.





### **Bathroom:**

10'7" max x 8'0" max (3.25m max x 2.44m max)

Fitted with bath with shower over; WC and vanity wash hand basin. Handy built in storage cupboards; pretty feature fireplace and opaque rear window.

### **Turning staircase to:**

### **Top Floor Landing:**

With door to:



### **Bedroom Two:**

16'11" max x 11'11" max (5.16m max x 3.64m max)

A super, bright double bedroom, with velux windows to front and rear. Gently sloped ceilings and small access to loft.

### **Courtyard Garden:**

To the rear of the home is a small walled, courtyard garden to sit out and enjoy, offering a blank canvas to make your own. There is a very handy outside WC set to one corner of the garden.



### **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](mailto:hello@meganbakerestateagents.com)

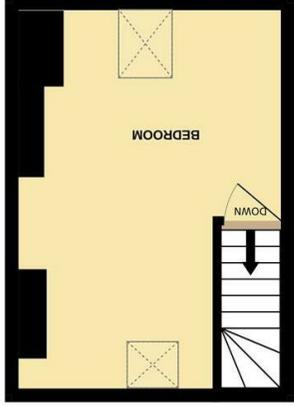


Pop in for a chat  
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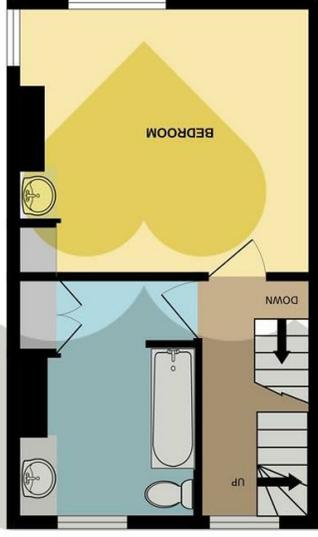
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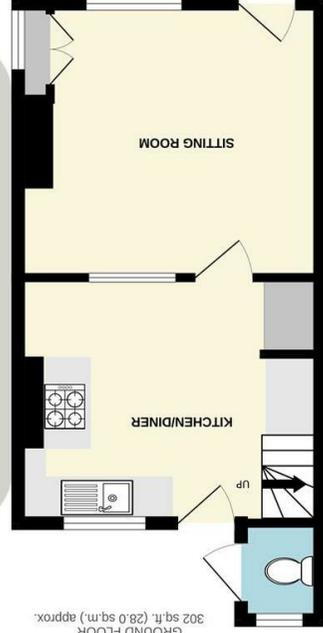
Energy Efficiency Rating	
Potential	75
Current	68
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus)	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	



2ND FLOOR  
 188 sq.ft. (17.5 sq.m.) approx.



1ST FLOOR  
 286 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR  
 302 sq.ft. (28.0 sq.m.) approx.

TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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