



**MARVINS**  
ESTATE AGENTS



## **32 BRIDGE ROAD, COWES, PO31 7DH** **PRICE £176,000**

An attractive two-bedroom end-of-terrace home arranged over three floors, ideally located within easy reach of Cowes town and local sailing facilities.

This well-presented property offers well-proportioned accommodation throughout, comprising a comfortable lounge and a spacious kitchen/diner, providing an ideal space for both everyday living and entertaining. A useful utility room adds practicality to the home, while a good-sized bathroom serves the two bedrooms.

The property benefits from gas central heating and double glazing,

To the rear, there is a low-maintenance paved garden with convenient pedestrian side access, offering an ideal outdoor seating area.

Conveniently positioned for access to local sailing amenities and the vibrant centre of Cowes, the property is also well located for the high-speed passenger ferry service to Southampton, making it an excellent choice for commuters, holiday home buyers, or those seeking coastal living.

**COWES OFFICE**

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## 32 BRIDGE ROAD, COWES, PO31 7DH

Double glazed Entrance Door to:

### LOUNGE

10'8" x 10'6" (3.25m x 3.20m)

Stripped wood floors. Radiator. Built in cupboard housing electric meter. Double glazed window to front with Southerly aspect. Fireplace not in use. Open to:

### INNER LOBBY

Stairs to upper floor off.

### KITCHEN

10'3" x 10' excluding under stairs recess (3.12m x 3.05m excluding under stairs recess)

Range of fitted floor and wall cupboards with bevel edged work tops. Built in gas hob with electric cooker below. Stainless steel extractor with filter over. Stainless steel sink unit with mixer tap. Plumbing for dishwasher. Double glazed window. Radiator. Gas Boiler.

### UTILITY ROOM

8'3" x 5' (2.51m x 1.52m)

Plumbing for washing machine. Double glazed window and door to rear.

### FIRST FLOOR LANDING

Radiator. Stairs to upper floor off.

### BEDROOM ONE

10'9" x 10'6" (3.28m x 3.20m)

Radiator. Double glazed window with Southerly aspect. Cast iron fireplace.

### BATHROOM

Panelled bath with mixer tap and shower over including drencher shower head. Low level WC. Pedestal wash basin. Radiator. Double glazed window.

On the top floor.

### BEDROOM TWO

10'1" x 13'2" (3.07m x 4.01m)

Central stairway. Stripped wood floor.

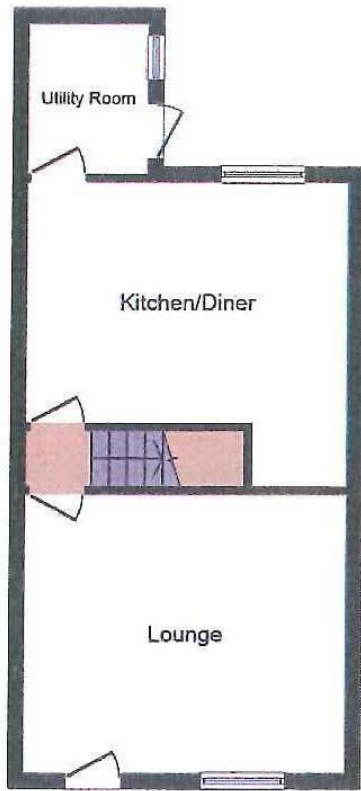
### OUTSIDE

Small enclosed patio and gated side access.

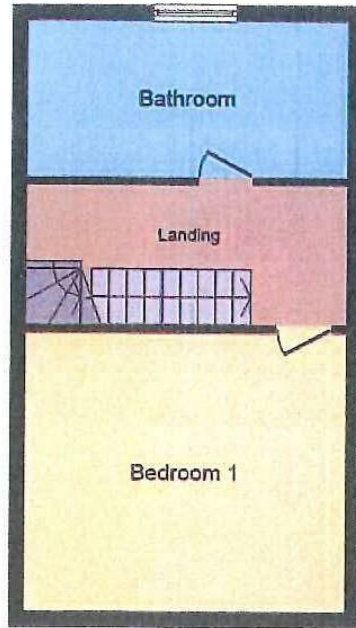
### TENURE

This property is Freehold. Council tax band A.

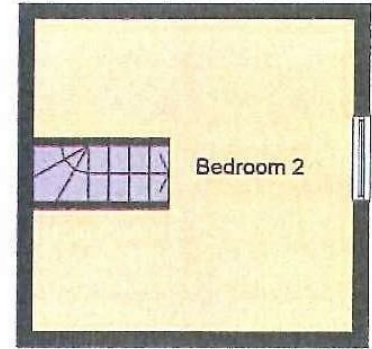




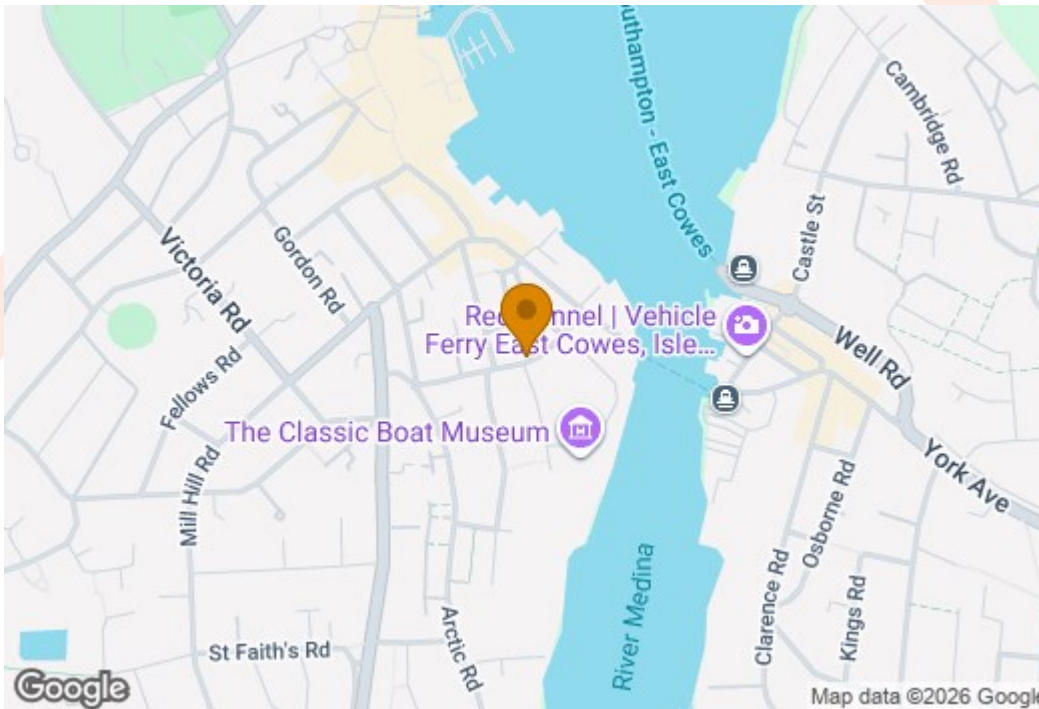
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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