



MARVINS
ESTATE AGENTS



58 ALEXANDRA ROAD, COWES, PO31 7JT **PRICE £385,000**

Charming Victorian semi-detached home in the heart of Cowes, beautifully presented and rich in period character. This three-bedroom property blends historic charm with modern comfort, all within easy walking distance of Cowes High Street, boutique shops, restaurants, pubs and the Red Jet ferry terminal. The ground floor offers a welcoming Lounge, a separate Snug/Family Room ideal as a home Office or Playroom, and a generous Kitchen-Diner designed for entertaining and is certainly the social centre of the home. This flows through to a bright sun room opening onto a beautifully maintained rear garden with a cottage feel, mature planting and a striking olive tree.

Upstairs are three well-proportioned double Bedrooms and a stylish family Bathroom. To the front, there is off-road parking for two vehicles along with a larger-than-average garage, ideal for storage, hobbies or a workshop.

A delightful and well-located home offering a rare opportunity to enjoy Cowes' Victorian heritage with the ease of modern living.

ENTRANCE HALL

Wood flooring with stairs off.

LOUNGE

14'4" x 12'1" (4.37m x 3.68m)

A light room with Bay window and French style doors to the garden. Brick fireplace. Wood flooring. Radiator.

FAMILY ROOM/SNUG

10'10" x 10'4" (3.30m x 3.15m)

Attractive Brick fireplace. Wood flooring. Radiator. Side aspect over garden.

KITCHEN/DINER

18'8" x 11'4" (5.69m x 3.45m)

The social heart of the home. Plenty of room to entertain and enjoy informal living. Built in oven. Comprehensive range of attractive wooden units. Built in oven and separate hob. Plumbing for washing machine. Access to:

SUN ROOM

Super aspect on to the garden. Access to the garden and garage.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

15'6" x 12' (4.72m x 3.66m)

A light room with Bay window. Wood flooring. Ornate fireplace. Wardrobe. Radiator.

BEDROOM TWO

10'4" x 10' (3.15m x 3.05m)

Side aspect. Wood flooring. Radiator.

BEDROOM THREE

11'6" x 9'8" (3.51m x 2.95m)

Rear aspect. Radiator. Wood flooring.

BATHROOM

White suite including bath with shower over, WC and hand basin. Heated towel rail.

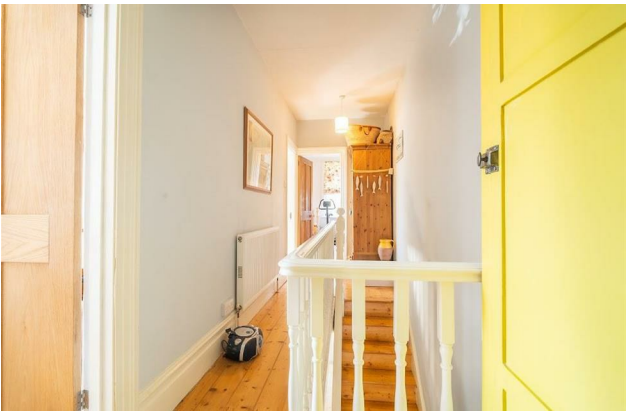
OUTSIDE

The well-tended and mature garden lies to the side of the property and is certainly a feature of the home. There is a pleasant patio area from which to enjoy the garden and a focal point is the striking Olive tree. Access is provided to the large Garage (power and light supplied) with vehicular access via Bellevue Road.

TENURE

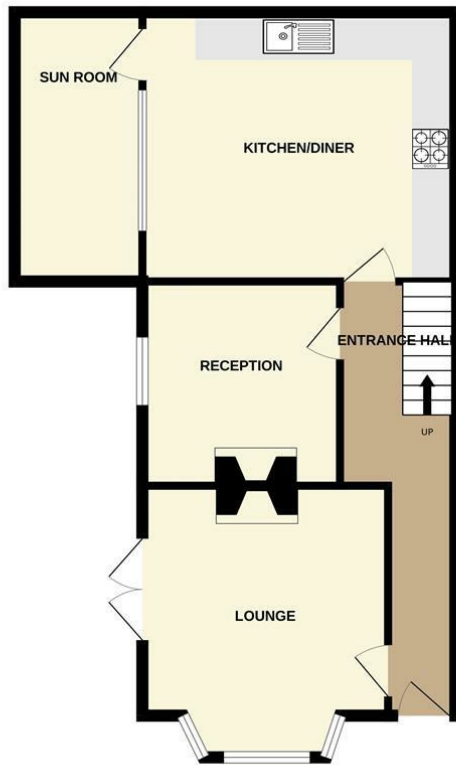
This property is Freehold. Council tax band C.







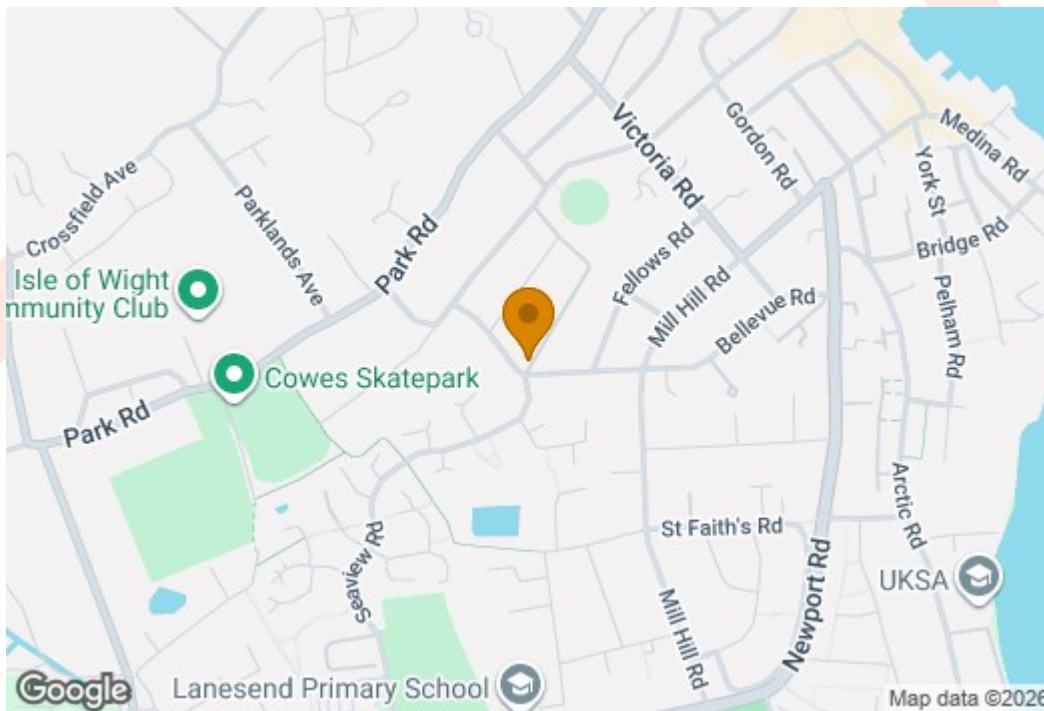
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
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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