



MARVINS
ESTATE AGENTS



50 VICTORIA ROAD, COWES, PO31 7JJ

PRICE £215,000

A conveniently located mid-terrace home situated within easy reach of Cowes town centre. The property offers versatile accommodation comprising two bedrooms plus an attic room, two reception rooms, a fitted kitchen, and a bathroom. Further benefits include gas central heating and double glazing throughout.

Externally, the property features rear gardens with pedestrian rear access, adding to its practicality. The home is offered chain free, making it an attractive opportunity for buyers seeking a straightforward purchase.

Cowes is renowned for its vibrant high street, offering a wide range of shops, restaurants, and amenities, as well as the high-speed passenger ferry service to Southampton, making this an ideal location for commuters and lifestyle buyers alike.

COWES OFFICE

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Double glazed Entrance Door to:

RECEPTION ROOM

11'9" x 11'4" (3.58m x 3.45m)

Cast iron fireplace with wooden mantel and surround. Two built in cupboards, one housing the electric meter.

LOUNGE

14' x 11'7" (4.27m x 3.53m)

Radiator. Double glazed window. Stairs to lower ground floor.

Lower Ground Floor

KITCHEN

11'8" x 13'8" (3.56m x 4.17m)

Range of floor and wall cupboards with bevel edged work tops. Radiator. Gas cooker point. Stainless steel extractor canopy over. Plumbing for washing machine. Tiled flooring. Stainless steel sink unit with mixer tap over. Door to large under floor storage. Double glazed door to garden.

BATHROOM

Bath with shower over. Pedestal wash basin and low level WC. Towel rail/radiator. Cupboard housing Vaillant boiler. Tiled walls.

First Floor

BEDROOM TWO

11'7" x 11'7" (3.53m x 3.53m)

Radiator. Cast iron fireplace. Double glazed window.

BEDROOM ONE

11'10" x 11'4" (3.61m x 3.45m)

Double glazed window. Radiator. Cast iron fireplace.

Steps to:

ATTIC ROOM

12'1" x 12'6" (3.68m x 3.81m)

Velux window with limited Solent views. Radiator.

OUTSIDE

Paved patio with gravelled area and faux grass area within the garden. Gated rear access. Outside tap.

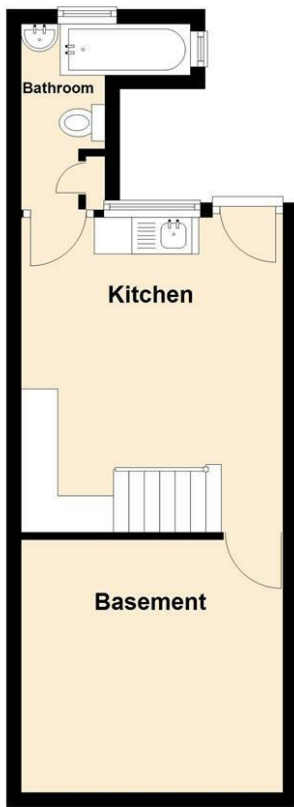
TENURE

This property is Freehold. Council tax band B.

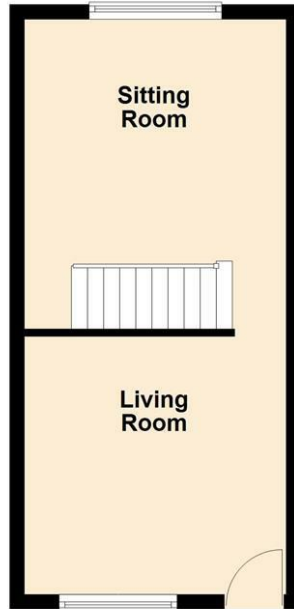




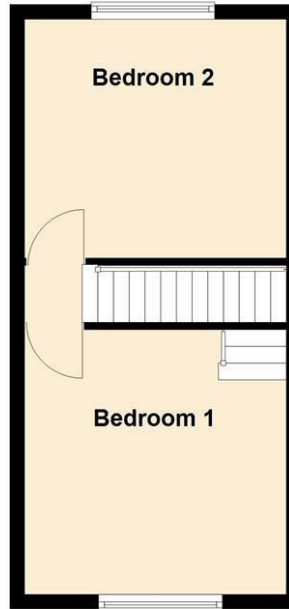
Lower Ground Floor



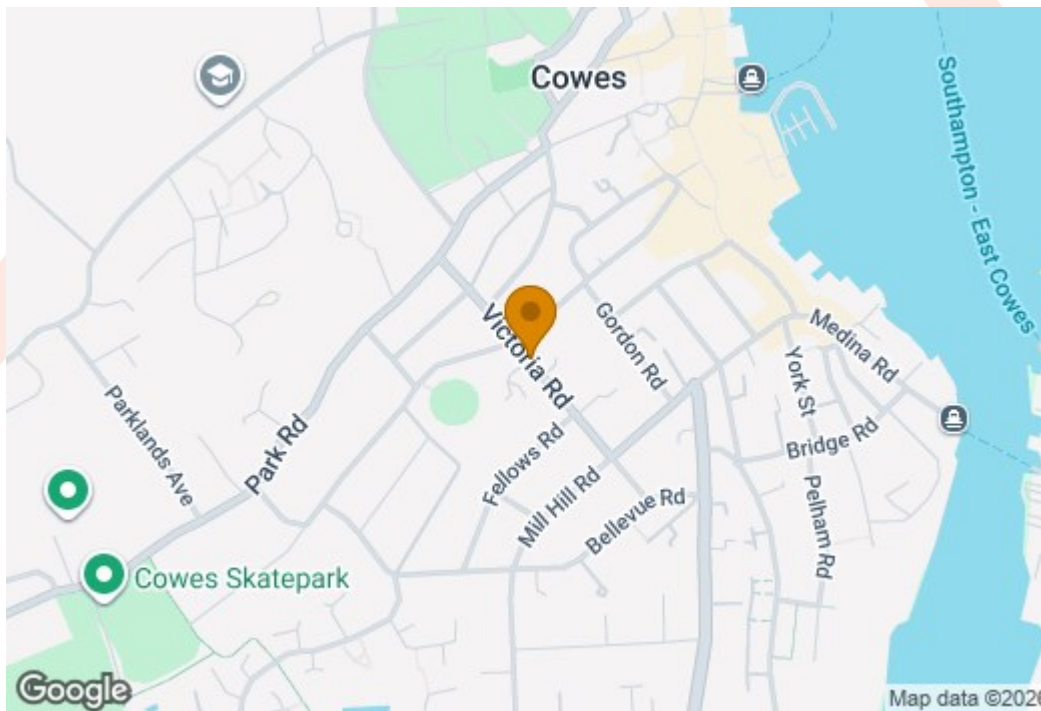
Ground Floor



First Floor



Room in Roof



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		
	70	77
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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