



226 ARCTIC ROAD, COWES, PO31 7PJ

PRICE £200,000

A most charming and attractive end of terrace house situated in a convenient location within easy access of the town centre, ferry links and sailing clubs. Ideally suiting First Time Buyers or couples, this home exudes character and charm and is an absolute must-see. Two reception rooms are found on the ground floor with the social centre being the Kitchen/Dining space with its character under stairs alcove. Access to the private westerly outside space is to the rear. There are two Bedrooms on the first floor along with a Loft Room/Bedroom which offers character as well as super views across the River and Marinas. This room would also work perfectly as a home office. We look forward to showing you over.

COWES OFFICE

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SITTING ROOM

10'10" x 9'9" (3.30m x 2.97m)

Front aspect. A warm and cosy room with recessed shelving. Through to inner hall with stairs off to the first floor.



KITCHEN/DINER

10'11" x 10'11" (3.33m x 3.33m)

The social centre of the home. A comfortable room encompassing the Kitchen and Dining space with a character understairs alcove. The Kitchen includes a range of units along with plumbing for a washing machine. The Kitchen enjoys a rear aspect.



BATHROOM

Comprising a suite including Bath, pedestal handbasin and WC.



FIRST FLOOR

BEDROOM ONE

11'8" x 10'7" (3.56m x 3.23m)

Front aspect. Views towards East Cowes. Character Chimney breast and full length cupbaord.



BEDROOM TWO

8'5" x 10'11" (2.57m x 3.33m)

Rear aspect.

LOFT ROOM/BEDROOM THREE

10'5" x 11' (3.18m x 3.35m)

A character room with super views East over the River Medina and Marinas. This room works well as a Bedroom or perhaps a home office.



OUTSIDE

A most charming outside space is found to the rear. With a westerley orientation, this space is a perfect sunny afternoon haven.

TENURE

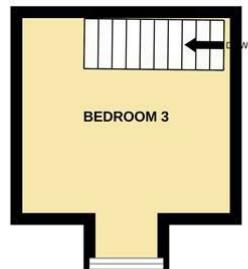
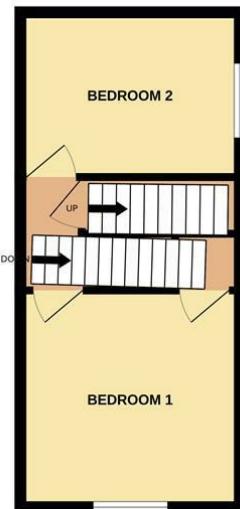
This property is Freehold. Council tax band A.



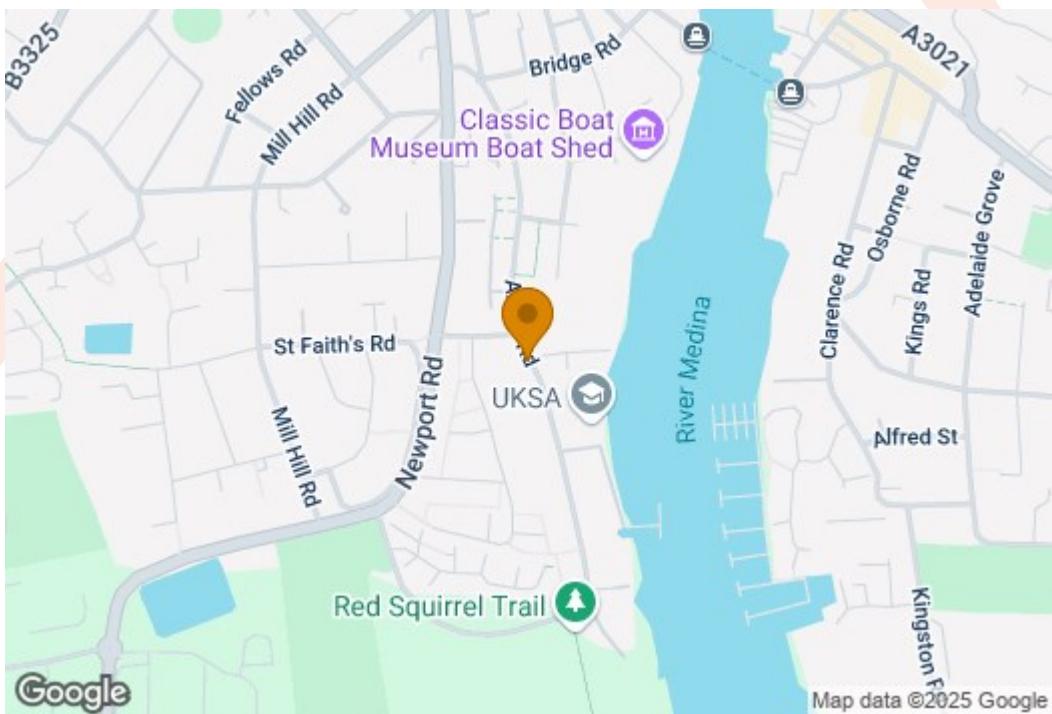
GROUND FLOOR

1ST FLOOR

2ND 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		65
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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