



MARVINS
ESTATE AGENTS



6 GORDON ROAD, COWES, PO31 7SW

OFFERS IN THE REGION OF £265,000

Situated on Gordon Road in Cowes, this delightful terraced house offers a perfect blend of comfort and convenience. With two bedrooms and a charming enclosed rear courtyard garden, this property is ideal for small families, couples, individuals or as a second home.

The location is particularly appealing, as it is situated just a stone's throw away from the town centre, providing easy access to a variety of local amenities, shops, and eateries.

Whether you are looking to settle down in a friendly community or seeking a holiday home near the sea, this property on Gordon Road presents an excellent opportunity. With its prime location and charming features, it is sure to attract those who appreciate the best of coastal living. Do not miss the chance to make this lovely house your new home.

COWES OFFICE

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Double glazed Entrance Door to:

ENTRANCE HALL

Radiator. Stairway to upper floor off. Electric meter cupboard. Understairs storage and alcove.

LOUNGE

13'7" in to bay x 12'1" (4.14m in to bay x 3.68m)
Fireplace. Radiator. Double glazed bay window.

DINING ROOM

11'7" x 9'3" (3.53m x 2.82m)
Stripped wood flooring. Radiator. Double glazed window. Attractive cast iron fireplace. Open to:

KITCHEN

7'8" x 8'5" (2.34m x 2.57m)
Range of fitted floor and wall cupboards with bevel edged work tops. Stainless steel sink unit with mixer tap over. Built in dishwasher. Gas hob and electric cooker with stainless steel extractor filter.

Rear Lobby with access to gardens.

GARDEN ROOM

6'5" x 9' (1.96m x 2.74m)
Access to under floor storage. Wash basin. Cupboard with plumbing for washing machine and space for tumble dryer over. Adjoining cloakroom housing vaillant boiler and low level WC.

FIRST FLOOR

Landing with space for desk. Loft access.

BEDROOM ONE

11'6" x 11' excluding wardrobe space (3.51m x 3.35m excluding wardrobe space)
Two built in wardrobe cupboards. Double glazed windows. Radiator.

BEDROOM TWO

11'8" x 9'4" (3.56m x 2.84m)
Radiator. Double glazed window.

BATHROOM

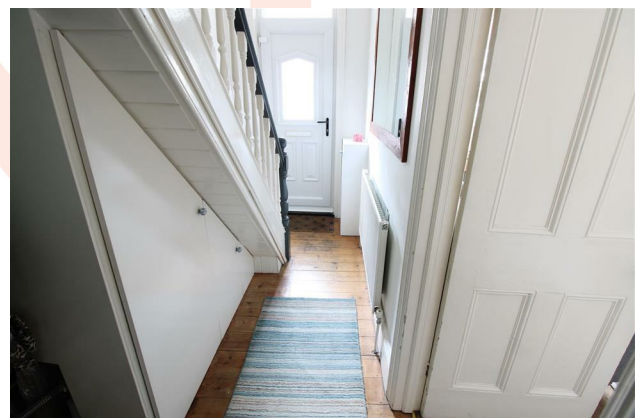
Panelled bath with low level WC, pedestal wash basin and corner shower cubicle. Double glazed window.

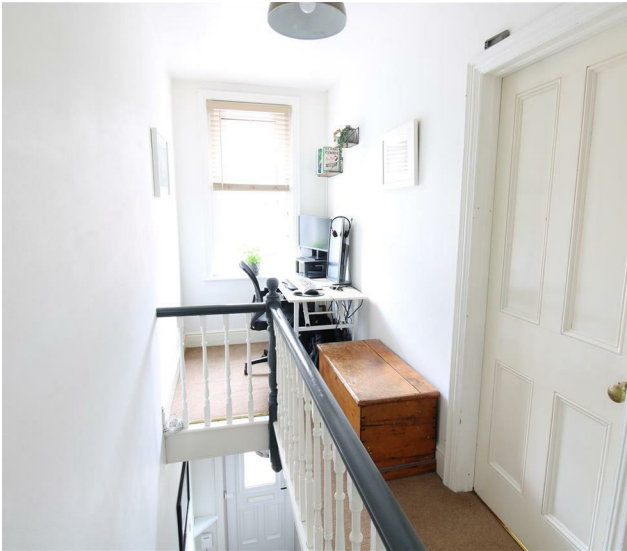
OUTSIDE

Paved patio and gravel area. Timber garden shed. Rear pedestrian access. Outside tap.

TENURE

This property is Freehold. Council tax band B.

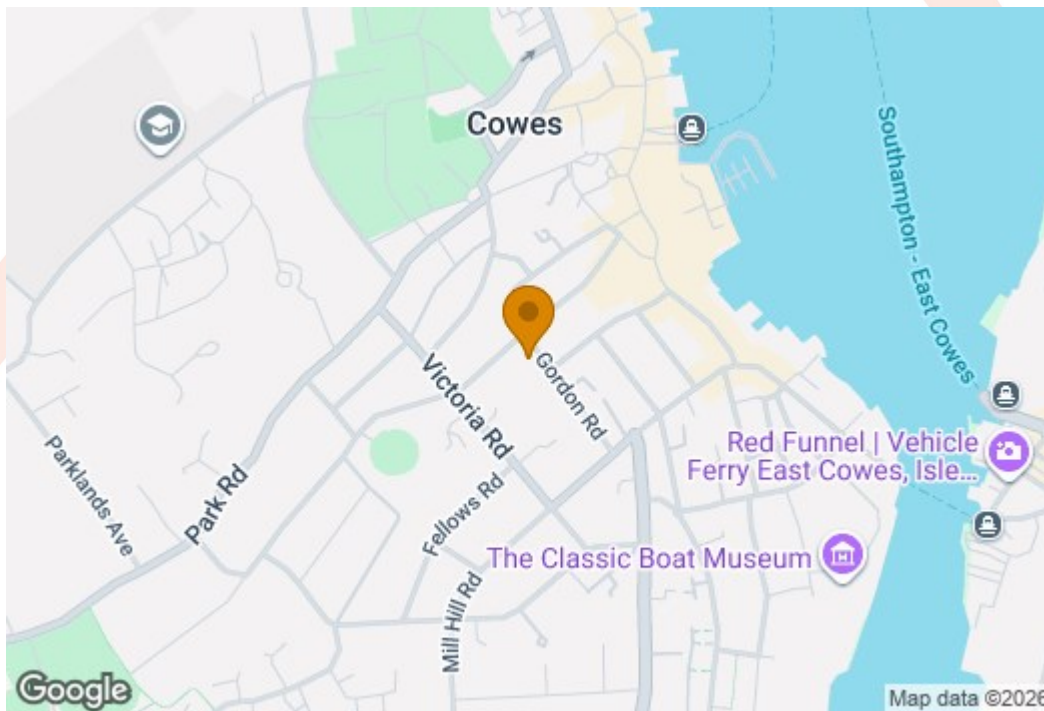
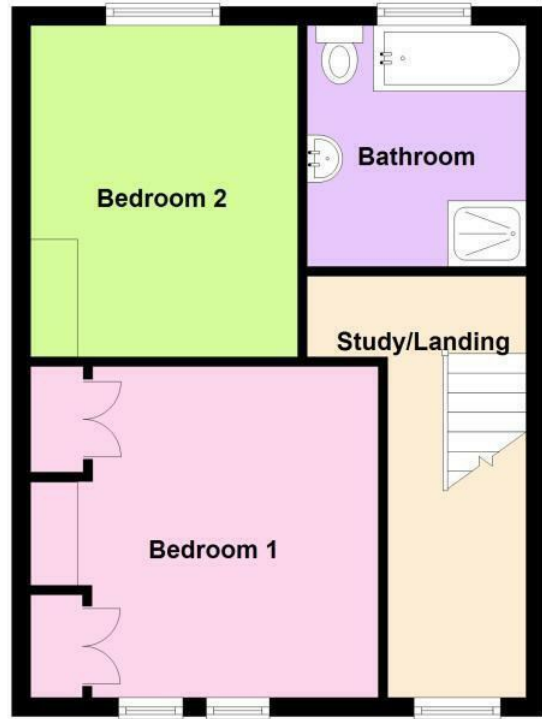




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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		

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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