



McCarthy  
& BOOKER

45 Fellows Road, Cowes, Isle of Wight, PO31 7JN

**Guide Price £285,000**





In a prime central location with easy access to the local amenities, this property boasts two reception rooms, three well-proportioned bedrooms and a fabulous bathroom that has plenty of space, all spread over three floors.

This Victorian terraced house is an excellent opportunity for those seeking a permanent home, investment opportunity or holiday home.

## Three bedroom mid terraced home

This home has a cosy sitting room, a kitchen, second reception opening to a utility space and separate cloakroom and a super first floor bathroom. With gas central heating and a low maintenance rear garden with garden store, this home is ready to move into and a short walk to Cowes town and the High Street.

## Interior

This period cottage is set over three floors:

### Ground Floor:

The hallway provides a welcoming entrance, with two reception rooms, the sitting room to the fore with a pretty bay window and a fireplace with working open fire for snug evenings. The kitchen has a good range of cupboards, an integrated dishwasher and a window that looks to the utility area and garden beyond. The dining room at the rear has a fireplace with lovely features - a working log burner with mantelpiece. A cloakroom and practical utility space, with space and plumbing for a washing machine, completes the downstairs accommodation that also opens to the well thought out rear garden.

### First Floor:

Two double bedrooms on this floor with ample room for wardrobes etc and a feature fireplace in the principal bedroom. A generous bathroom with a separate shower cubical and a fabulous free standing bath, there is also a cupboard housing a Vaillant combination boiler fitted in 2017. A pretty original fireplace completes the look.

### Second Floor:

A properly converted attic with an easy to climb staircase, completed in 2018 provides the third double bedroom, with electric heater, two large Velux windows - one affording super views over the neighbouring rooftops to Cowes harbour and two deep eaves storage cupboards.

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#### Exterior

The entrance door to the rear garden is within the utility room and a small flight of steps lead up to the low maintenance outside space with garden store and a gate that gives rear access to the garden.

#### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: B

Gas central heating via Vaillant boiler

Mains electricity, sewerage, water supply



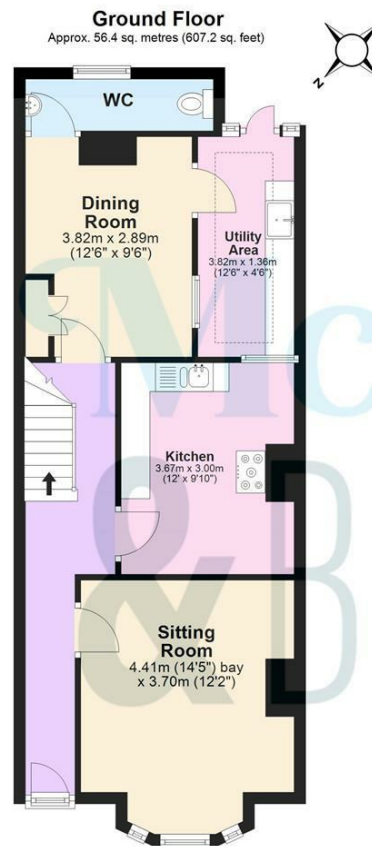
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

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