



173 Newport Road, Cowes

£165,000



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This end of terrace home is set in an elevated position, with good access to the local primary school; bus routes and amenities of Cowes. Offered with no onward chain, the home is in need of modernisation and upgrading - so is an ideal project for someone who is happy to undertake the works. The accommodation comprises two reception rooms; galley style kitchen; ground floor bathroom and three first floor bedrooms. There are lawned gardens to the front and rear, with the rear garden being of a good size and a blank canvas to create to your own design. The home has double glazing and gas fired heating. Freehold. Council tax Band - B. EPC - C-71

Pathway leading to front entrance door to:

Entrance Area:

With stairs to first floor and doors off to:

Dining Room/Study:

10'5" max x 9'7" max (3.20m max x 2.93m max)

With UPVC double glazed front window and angled chimney breast with pretty period fireplace as a focal point.

Sitting Room:

13'11" x 11'5" max (4.26m x 3.50m max)

With UPVC double glazed windows to front and side, a good sized room with door to:

Rear Lobby:

With door to rear garden; door to bathroom and opening to:

Galley Kitchen:

13'9" max x 5'11" max (4.21m max x 1.81m max)

With a range of fitted units and integrated oven; hob and extractor hood. Wall mounted gas fired boiler and UPVC double glazed rear window.

Bathroom:

7'11" max x 5'10" max (2.42m max x 1.79m max)

In need of re-fitting, but with bath with mixer tap/shower attachment over; WC and wash hand basin. Two UPVC double glazed opaque rear windows.





Stairs to:

First Floor Landing:

With access to loft and doors to:

Bedroom One:

14'3" x 10'2" max (4.35m x 3.10m max)

A bright double bedroom with pretty period fireplace and handy overstairs built in cupboard. UPVC double glazed front window.

Bedroom Two:

11'5" max x 9'6" (3.49m max x 2.90m)

A second double bedroom with period fireplace and built in overstairs cupboard. UPVC double glazed front window.

Bedroom Three:

10'0" max x 7'1" max (3.05m max x 2.18m max)

With UPVC double glazed rear window and sloped ceiling.

Gardens:

The home is set back and elevated from the road by a good sized lawned front garden. Wide side access leads to the large rear garden, which is sloped and laid to lawn.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or

services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Energy Efficiency Rating	
Potential	84
Current	71
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

