



23 Fellows Road, Cowes  
£230,000

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A semi detached period home offering a pretty sitting room with a woodburning stove; separate dining room; compact kitchen; two bedrooms and a first floor bathroom. The sunny, well stocked tiered rear garden is arranged over shallow levels, with a large summerhouse at the top. The home is warmed by gas central heating and has UPVC double glazing. located on the edge of Cowes town centre. Freehold. Council Tax Band - A. EPC - D-57

**Glazed UPVC side entrance door to:**

**Entrance Lobby:**

With stairs to first floor and multi paned wooden doors to:

**Sitting Room:**

12'6" x 9'11" max (3.82m x 3.04m max)

In soft blue colours with window to front and handsome woodburning stove set within an exposed brick chimney breast. Stripped wooden floors and built in shelving and storage to each chimney recess.

**Dining Room:**

13'9" x 9'11" max (4.21m x 3.03m max)

Decorated to match the sitting room with

window to side. Plenty of room for a dining table; built in understairs storage cupboard and wall mounted gas fired boiler. Opening through to:

**Kitchen:**

9'11" max x 6'6" max (3.03m max x 1.99m max)

A compact galley kitchen with a combination of freestanding units and worktops as well as a full height shelving storage unit built to one wall. Sink unit set below the rear window and space for cooker. External door to garden.

**Wooden tread stairs to:**

**First Floor Landing:**

With access to the loft and doors to:







### Bedroom One:

12'6" x 9'11" max (3.83m x 3.03m max)

In need of re-decoration, with window to front.

### Bedroom Two:

9'10" max x 9'7" (3m max x 2.93m )

A bright second bedroom with large rear window looking over the garden. Built in wardrobe and pretty feature fireplace.

### Bathroom:

7'6" max x 6'11" max (2.30m max x 2.12m max)

An L-shaped room with wooden panelling to half height and fitted with shaped bath; WC and wash hand basin. Opaque side window and shelved storage to one wall.

### Gardens:

Steps lead up to the front garden area, which is richly planted and provides a sunny afternoon spot to sit out and watch the world go by. Side access leads to the rear garden, which is arranged in shallow, stepped tiers. The lower patio area has an outside WC set to one side and steps lead up to the first level which provides a rather lovely seating area. The second tier has a deep planted bed to one edge and as you meander up through the garden, each level has a rich variety of planting to enjoy. At the end of the garden is the:



### Summerhouse & Shed:

14' x 9' (4.27m x 2.74m)

With a decked verandah to the front and a separate garden shed to the rear.

### 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](mailto:hello@meganbakerestateagents.com)



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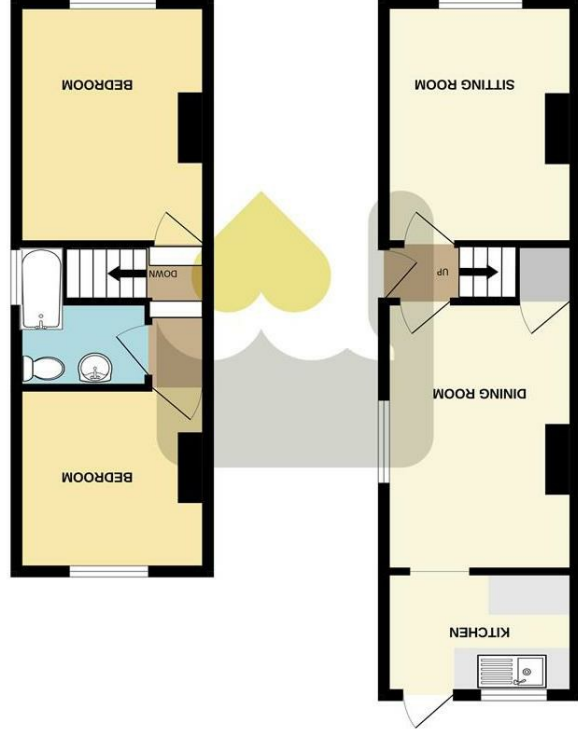
Call us on 01983 280555

Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

Megan Baker Estate Agents

128 High Street Cowes Isle of Wight PO31 7AY  
meganbakerestateagents.com

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1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.