



Modern Auction

£190,000
Freehold

Fellows Road, Cowes, Isle of Wight, PO31

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PO31

0.6 miles from West Cowes to Southampton Ferry
8.9 miles from Fishbourne to Portsmouth Ferry
12.3 miles from Yarmouth to Lymington Ferry

Well maintained semi detached house
with a generous garden near the town
centre providing a perfect mix of
comfort and convenience of being
close to town amenities.

For sale by Modern Auction Method -
Buyers fees apply

Subject to an undisclosed reserve price

Spacious semi detached house close to
town

Good sized rear garden to enjoy in the
summer months

Ground floor toilet and first floor
bathroom

Perfect first time home to get onto the
property ladder





A superbly spacious two bedroomed home located within walking distance of the centre of the sailing mecca of Cowes.

The property is well presented with fantastic, fitted kitchen incorporating a built-in hob and oven and plumbing for washing machine. The kitchen has been extended to provide a dining area overlooking the rear garden and double doors leading out to a sunken patio, ideal for summer entertaining. Concluding the ground floor accommodation is a cloakroom.

The first floor has two double bedrooms, accompanied by a first-floor bathroom with a white suite.

The home has served as a perfect investment property for the current owner, with regular rental interest throughout her ownership and the property has been well maintained during this period. For first time buyers this home presents a perfect opportunity to get onto the ladder in Cowes and enjoy a home which is spacious

with a superb garden area for young families.

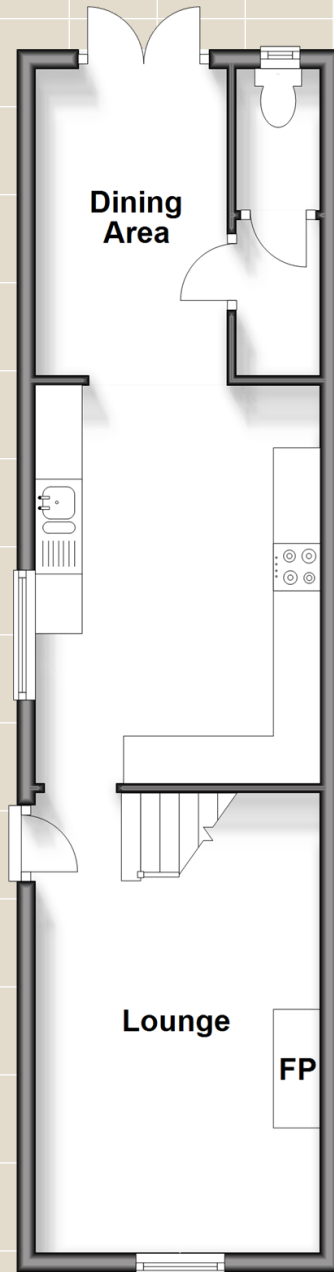
What the owner says...

"I have been a visitor to the island since my late teens and have always loved Cowes for its vibrant community and easy links to the mainland. When I was in a position to, I purchased the house 24 years ago and made considerable alterations to use as a holiday home. I subsequently let it and I have never been without a tenant, one who stayed for seven years.

It has always been full of sunshine and laughter and I shall be sorry to let it go but will still be in and around Cowes!"

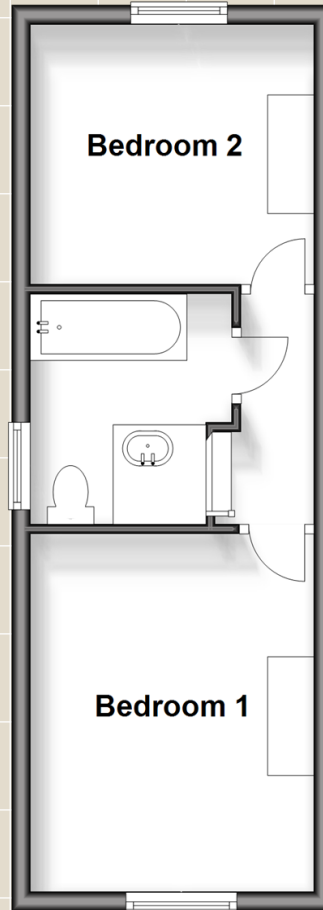
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Cowes on 01983 520000

14 High Street, Cowes, Isle Of Wight, PO31 7RZ

isleofwight@fineandcountry.com

London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
70	87

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you arrange to view, make an offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The winning bidder will make payment of £349.00 including VAT towards the preparation cost of the Buyers Information Pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Referral Arrangements

Fine & Country and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Fine & Country may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact *Fine & Country*
Or visit: <https://fineandcountry.iamsold.com>