



**MARVINS**  
ESTATE AGENTS



## 7 FIFE COURT NEWPORT ROAD, COWES, PO31 7LW

£335,000

A good size mid terrace town house which offers five lovely Bedrooms and is serviced by three Bathrooms which includes an En-suite facility. This home would offer itself as an ideal Crew House, holiday home or substantial family accommodation. The mid floor offers the Lounge and Dining Area with Kitchen to the rear and access to a large Balcony. At ground floor level there is a rear parking space and patio area. Gas fired heating is installed and double glazing. Offered chain free this property is located very conveniently for Cowes town centre, Marinas, Sailing facilities and High Street shops etc. Viewing is by appointment.

### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



## 7 FIFE COURT NEWPORT ROAD, COWES, ISLE OF WIGHT PO31 7LW

Semi glazed front door to:

### ENTRANCE HALL

Radiator. Stairs to upper floors off.

### BEDROOM FOUR

13'4" x 9'8" (4.06m x 2.95m)

Radiator. Double glazed window and French Doors to patio and car parking.

### BEDROOM THREE

11'10" x 6'3" (3.61m x 1.91m)

Radiator. Double glazed window.

### BATHROOM

Panelled bath with mixer tap and shower attachment over. Low level WC. Pedestal wash basin, radiator/towel rail. Mainly tiled walls. Inset ceiling lights.

First floor landing with stairs to upper floor off.

### KITCHEN

13'1" x 9'7" (3.99m x 2.92m)

Range of fitted floor and wall cupboards with bevel edged worktops. Inset stainless steel sink unit with mixer tap over. Fitted gas hob and built in electric cooker below. Integrated fridge and freezer. Double glazed window and French Doors to Balcony. Worcester Gas Boiler. Plumbing for washing machine. Twin doors to:

### DINING AREA

6'8" x 10'8" (2.03m x 3.25m)

Radiator. Open plan to:

### LOUNGE

13'3" x 9'11" (4.04m x 3.02m)

Radiator. Double glazed French Doors and windows to Balcony.

On the Second Floor Landing stairs to top floor off.

### BEDROOM TWO

13'2" x 11'10" (4.01m x 3.61m)

Radiator. Double glazed window to front. Door to:

### EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin and corner shower cubicle with 'Triton' shower unit. Wall mounted chrome towel rail/radiator. Inset downlights. White tiling with feature coloured glass border tiling.

### BEDROOM FIVE

12'11" x 6'7" (3.94m x 2.01m)

Radiator. Double glazed window to rear. Built in wardrobe.

### BATHROOM

Spacious family bathroom with opaque double glazed window to the rear. White suite comprising low level WC, pedestal wash hand basin and bath with mixer tap shower attachment over. Chrome heated towel rail/radiator. White tiling with feature glass border tiling in shades of green.

Third Floor.

### BEDROOM ONE

22'6" x 13'2" (6.86m x 4.01m)

Large room which would comfortably fit and a double and two single beds. Double glazed windows to front and rear, the latter offering some River views. Two radiators. Sloping ceilings.

### OUTSIDE

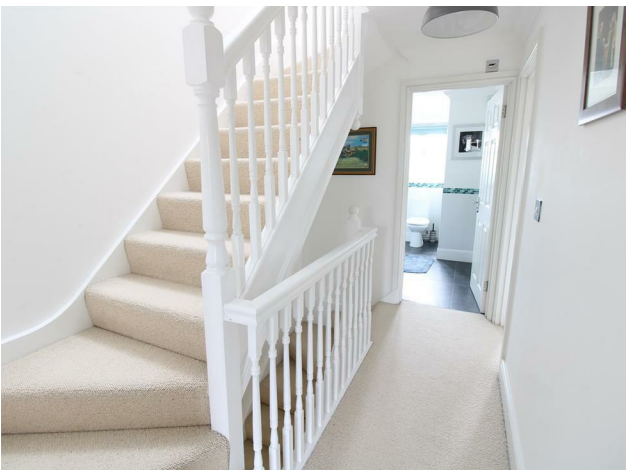
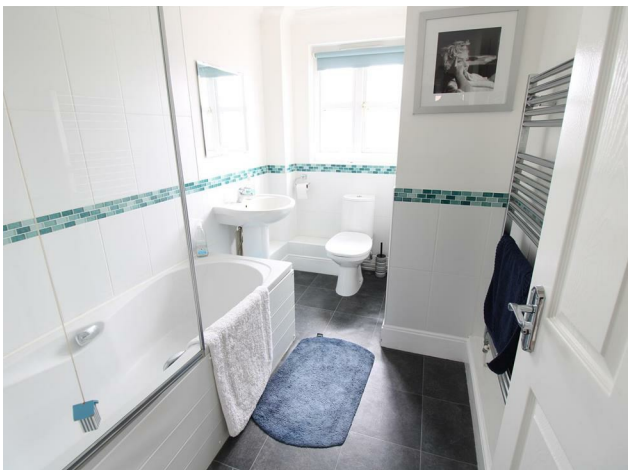
To the rear of the property there is a car parking space and a paved and decked patio area.

### TENURE

Council tax band E. This property is Freehold.



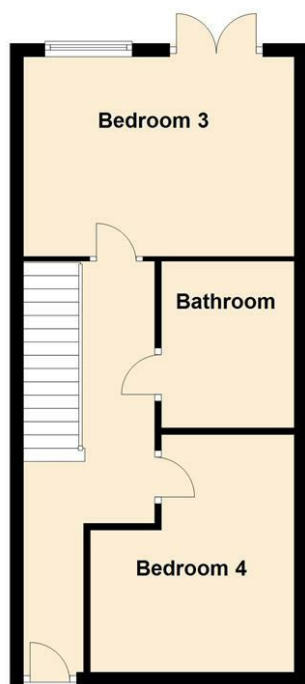




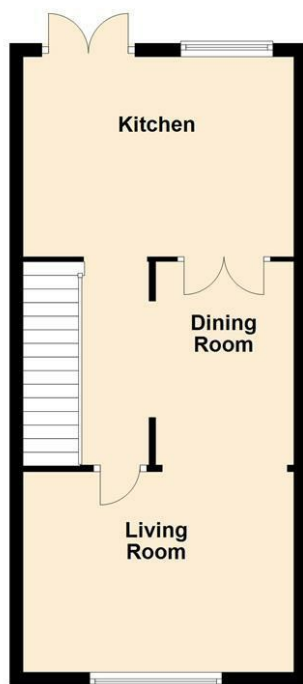




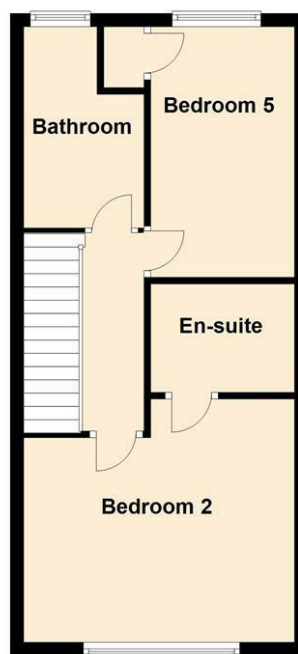
Ground Floor



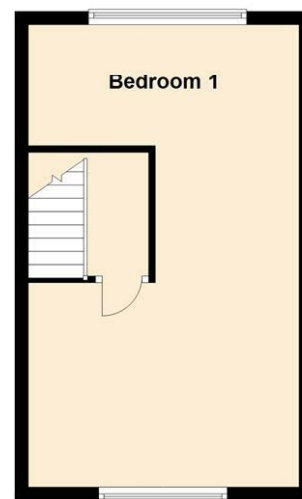
First Floor



Second Floor

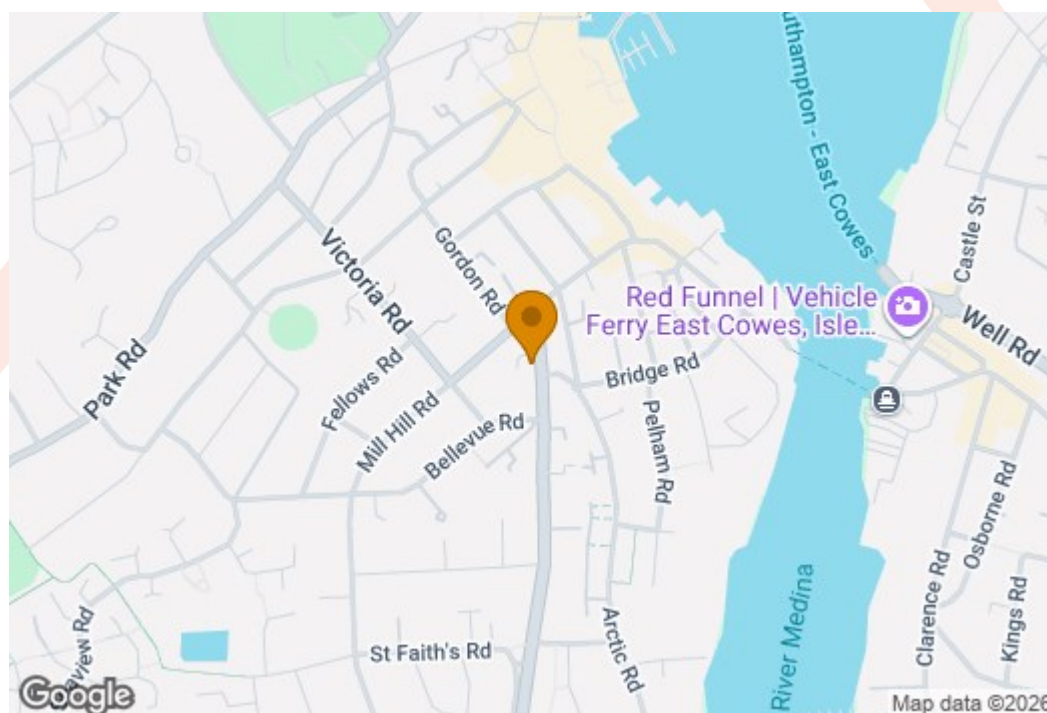


Third Floor



Total area: approx. 142.3 sq. metres (1532.2 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



## Energy Efficiency Rating

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

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK