



# Pelham Road

## Cowes

Guide Price £155,000



Lancasters

**\*\*AUCTION\*\*** Clive Emson Auctioneers - February 11th - GUIDE PRICE £155,00 to £165,000 - [cliveemson.co.uk](http://cliveemson.co.uk) for Legal Pack and to register to bid. End of terrace 3/4 bedroom house in need of repair and refurbishment. In brief accommodation consists of 3/4 bedrooms, 2 bathrooms and courtyard garden.





## 3 Bedroom End Terrace House

**Sitting Room** 13' 6" x 12' 0" (4.11m x 3.66m)

**Bed 4/ Reception** 9' 6" x 9' 5" (2.9m x 2.87m)

**Openplan Kitchen/Diner** 26' 2" x 13' 8" (7.98m x 4.17m) max

### First Floor

**Bedroom 1** 13' 7" x 13' 1" (4.13m x 4.0m)

**Bedroom 2** 12' 0" x 10' 7" (3.66m x 3.22m)

**Bedroom 3** 10' 6" x 9' 10" (3.2m x 3.0m)

### Ensuite Shower

**Bathroom** 7' 3" x 4' 11" (2.2m x 1.5m)

### Courtyard Garden

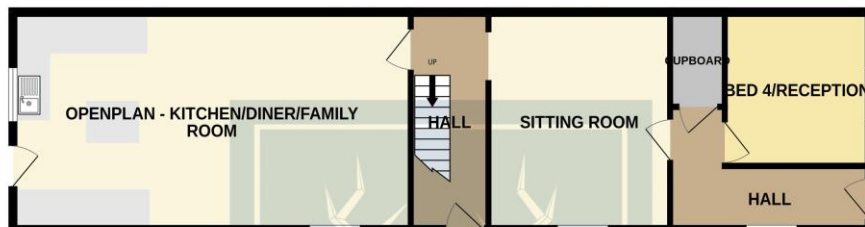
### Tenure

We believe the property to be Freehold\*. SEE FULL DETAILS VIA LEGAL PACK [cliveemson.co.uk](http://cliveemson.co.uk)

### N.B

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GROUND FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Lancasters Estate Agents

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Tenure: Freehold

Council: B

EPC: D



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