



**MARVINS**  
ESTATE AGENTS



## 41 FELLOWS ROAD, COWES, PO31 7JN

PRICE £229,950

A comfortable terraced cottage located conveniently to Cowes town centre, and currently let out until April 2025. The accommodation is arranged over three floors with the ground floor incorporating a Bedroom/Reception Room, Living Area open plan to Kitchen with Cloakroom to the rear. First floor accommodation incorporates a double Bedroom and spacious Shower Room. On the top floor there is a further double Bedroom with a dormer window overlooking the rear garden. Gas central heating is installed and there is also double glazing. Early viewing to fully appreciate this characterful home is recommended by appointment.

### COWES OFFICE

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## 41 FELLOWS ROAD, COWES, ISLE OF WIGHT PO31 7JN

### GROUND FLOOR

Shared entrance door leading into shared flagged corridor with panelled wooden entrance door opening in to:

### HALLWAY

Entrance hallway with stairs up to first floor and doors to:

### BEDROOM 3 / RECEPTION ROOM

10' 7 x 10' 1 (3.05m x 2.13m x 3.07m)

Double glazed window to front, chimney breast. Radiator.

### DINING/ LIVING ROOM

12' 6 x 9' 11 (3.81m x 3.02m)

Radiator, understairs storage cupboards, laminate flooring, door leading out to rear garden. Open plan and step up to:

### KITCHEN

9' 2 x 8' 5 (2.79m x 2.57m)

Double glazed window to rear, laminate flooring, a range of modern fitted floor and wall cupboards. Space and plumbing for washing machine and dishwasher. Integrated electric oven with inset gas hob and extractor fan over. Tiled splashbacks to worktops, roof light.

### CLOAKROOM

5' 10 x 5' 4 (1.78m x 1.63m)

Double glazed window to rear. Low level WC.

### FIRST FLOOR

Landing with stairs up to second floor and doors to:

### BEDROOM TWO

10' 7 x 10' 8 (3.23m x 3.25m)

Double glazed window to front, chimney breast, radiator, built in storage cupboard, stripped painted floorboards.

### SHOWER ROOM

11' 3 x 7' (3.43m x 2.13m)

With corner shower cubicle, vanity wash basin and low level WC. Double glazed window to rear and radiator.

### SECOND FLOOR

### BEDROOM ONE

11' 7 x 13' 6 (3.53m x 4.11m)

Dormer window to rear overlooking garden. Built in storage cupboards, radiator, stripped painted floorboards.

### REAR GARDEN

To the rear of the property are steps leading up to an area laid with faux grass and flower beds. Steps leading up to paved area with a pergola over and steps leading to a further area with garden shed and rear access.

### TENURE

This property is Freehold.

Council Tax Band A

TOTAL FLOOR AREA - 74 square metres.





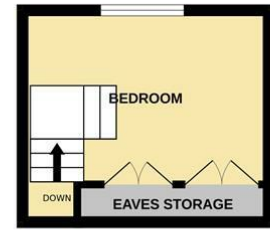
GROUND FLOOR



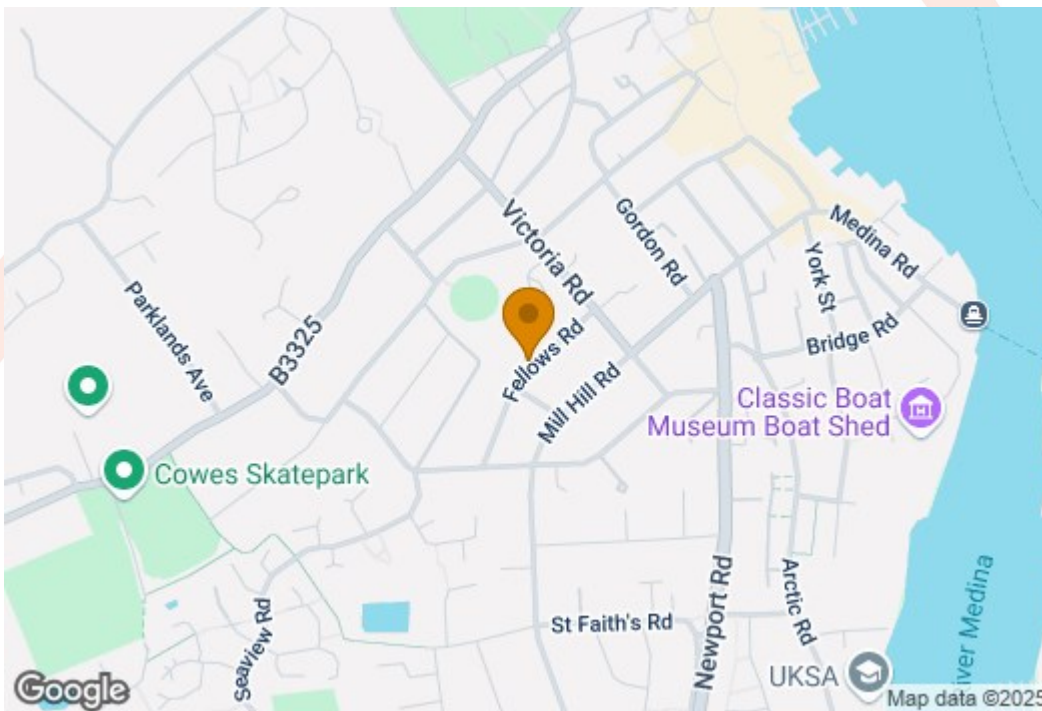
1ST FLOOR



2ND FLOOR



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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#### 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		
	58	76

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

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