



**MARVINS**  
ESTATE AGENTS



## 124 NEWPORT ROAD, COWES, PO31 7PS

PRICE £145,000

Offered chain free, this Victorian mid-terrace home presents a fantastic opportunity for buyers seeking a home to make their own. Located within easy walking distance of Cowes town centre, its vibrant high street, and the high-speed passenger ferry to Southampton, the property is ideally situated for commuters, holidaymakers, or investors.

Inside, the home offers two well-proportioned bedrooms, an upstairs bathroom, and two reception rooms, retaining the classic layout typical of Victorian architecture. While requiring full refurbishment throughout, it provides a blank canvas to renovate and modernise to your taste.

To the rear, you'll find a garden with pedestrian access, offering outdoor space and potential for landscaping or extension (subject to planning). This is a rare chance to acquire a period property in a sought-after location, with scope to add value and create a stylish home tailored to your vision.

### 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)

# 124 NEWPORT ROAD, COWES, PO31 7PS

Covered Entrance Porch and glazed front door to:

## ENTRANCE HALL

## LOUNGE

8'5" x 12'7" (2.57m x 3.84m )  
In to bay window.

## DINING ROOM

11'5" x 10'10" (3.48m x 3.30m)  
Tiled fireplace and hearth.

## INNER HALL

Stairs to upper floor off.

## KITCHEN

9'11" x 7'11" (3.02m x 2.41m)  
Stainless steel sink unit with mixer tap. Floor and wall cupboards. Plumbing for washing machine.

## UTILITY AREA

8'2" x 5' (2.49m x 1.52m)  
Enamel sink. Glazed door to garden. Built in storage cupboard.

Separate high level WC

First Floor

## BEDROOM ONE

11'5" x 10'4" (3.48m x 3.15m)

## BEDROOM TWO

10'11" x 8'7" (3.33m x 2.62m)  
Built in cupboard.

## BATHROOM

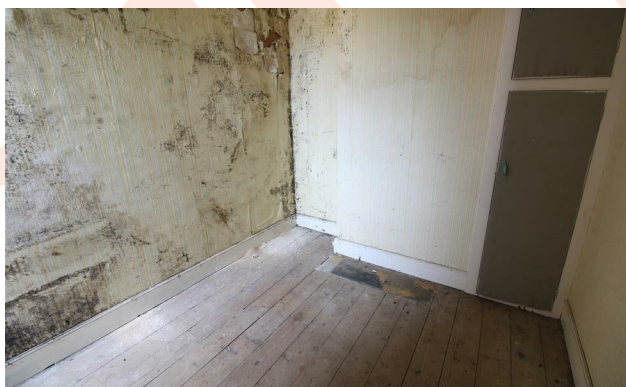
Panelled bath, low level WC and pedestal wash basin.  
Cupboard housing hot water tank. Rear garden with pedestrian rear access.

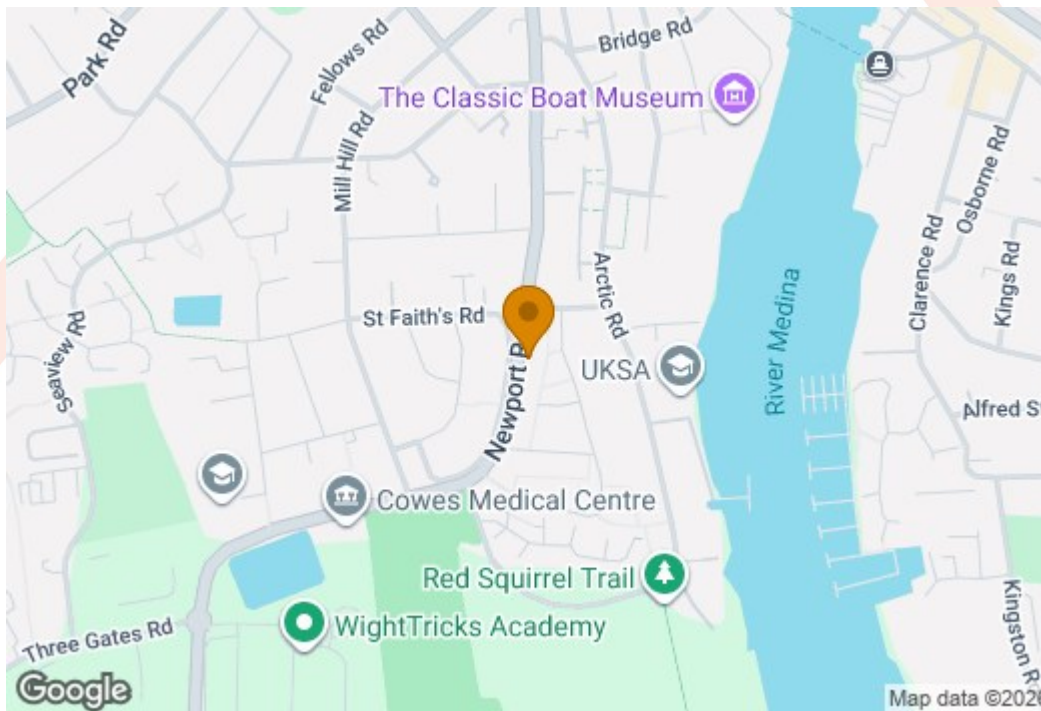
## OUTSIDE

Rear garden with pedestrian rear access.

## TENURE

This property is Freehold. Council tax band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	26	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
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