



**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

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## 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

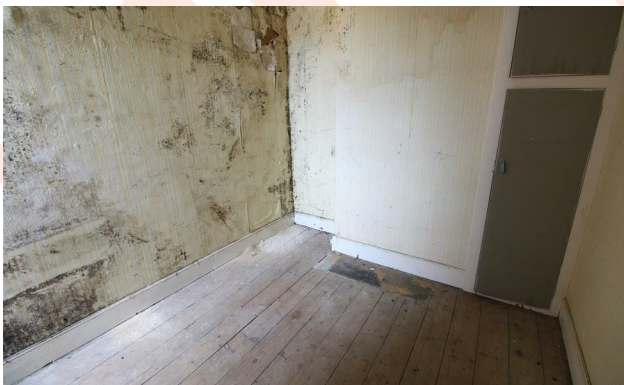
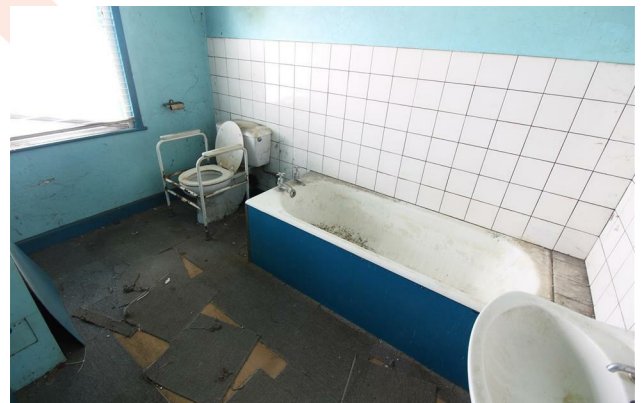
Panelled bath, low level WC and pedestal wash basin. Cupboard housing hot water tank. Rear garden with pedestrian rear access.

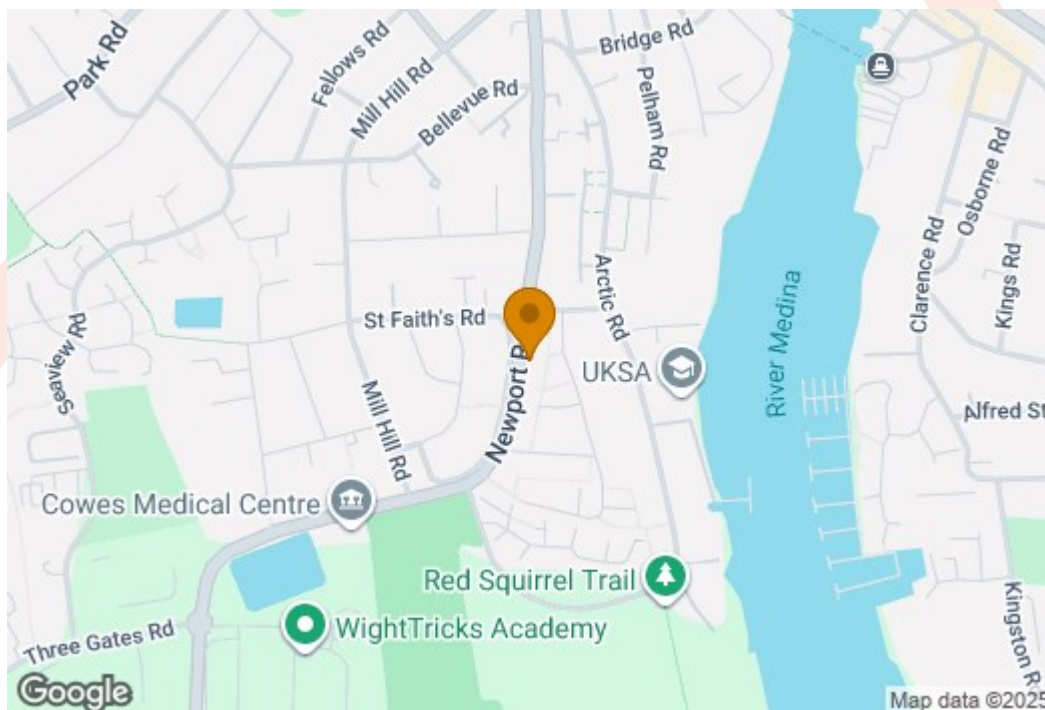
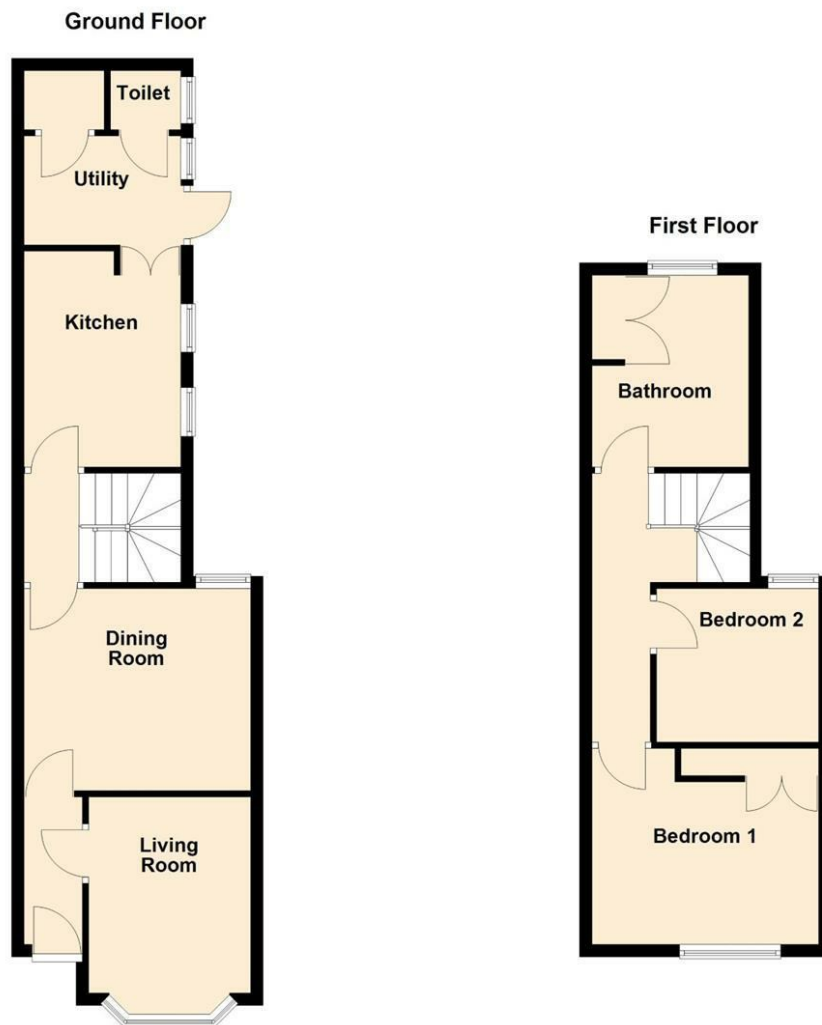
### OUTSIDE

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>		
(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		
	26	84
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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