



MARVINS
ESTATE AGENTS



14 NELSON COURT, COWES, PO31 8QZ

PRICE £169,950

A super opportunity to purchase a mid-terrace house in a quiet cul-de-sac in Nelson Court, just off Arctic Road and close to local amenities along with the Cycle path. The property is now in need of updating and modernisation thus allowing the new owners the chance to stamp their own mark on their new home. Two Bedrooms are included (one with a pleasant view towards the Solent) as well as an open-plan Kitchen & Dining area. An allocated car parking space is provided and there is also a pleasant rear garden. There is no onward chain and so presents the opportunity to purchase quickly. We look forward to showing you over.

COWES OFFICE

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14 NELSON COURT, COWES, ISLE OF WIGHT PO31 8QZ

Front door to:

LOUNGE

16' x 11'4" (4.88m x 3.45m)

Stairs off. Radiator. Front aspect. Archway to:

DINING AREA

8'8" x 9'9" (2.64m x 2.97m)

Double doors to outside. Radiator. Open to:

KITCHEN

7'2" x 9'8" (2.18m x 2.95m)

Range of wall and base units. Built in oven and hob. Plumbing for washing machine. Wall mounted boiler.

First floor landing. Loft access.

BEDROOM ONE

12'6" x 11'4" (3.81m x 3.45m)

Front aspect. Radiator. Built in cupboard.

BEDROOM TWO

9'9" x 9'7" (2.97m x 2.92m)

Radiator. Rear aspect with a lovely view towards the Solent and East Cowes.

SHOWER ROOM

Comprising shower cubicle, WC and pedestal wash basin. Towel rail.

OUTSIDE

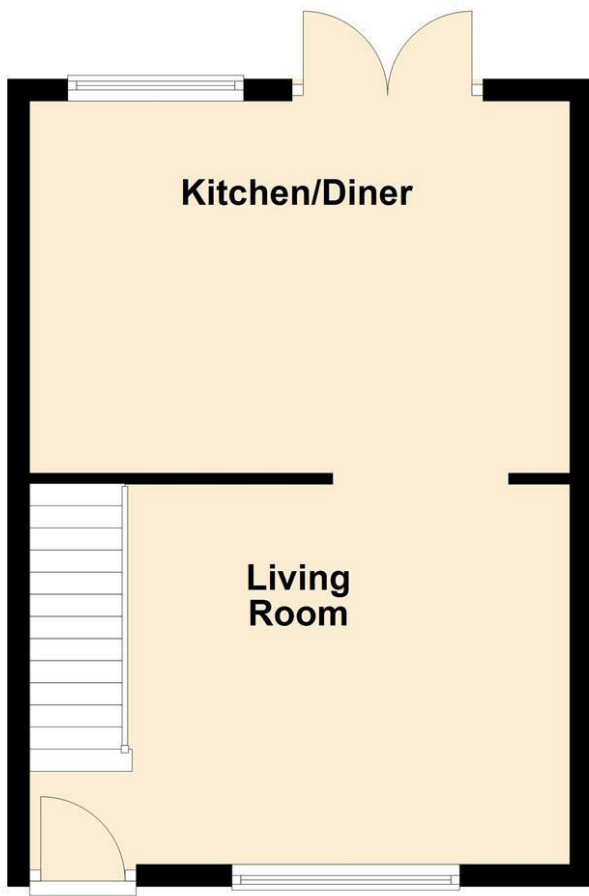
Decked terrace to outside. Garden shed. Rear access. Allocated parking.

TENURE

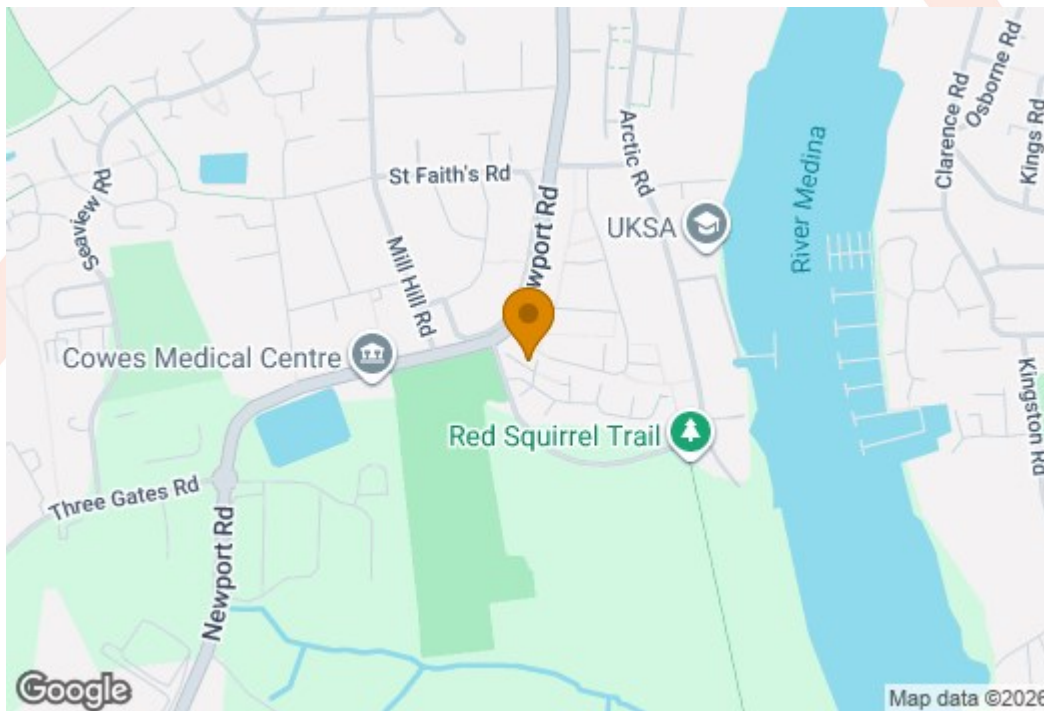
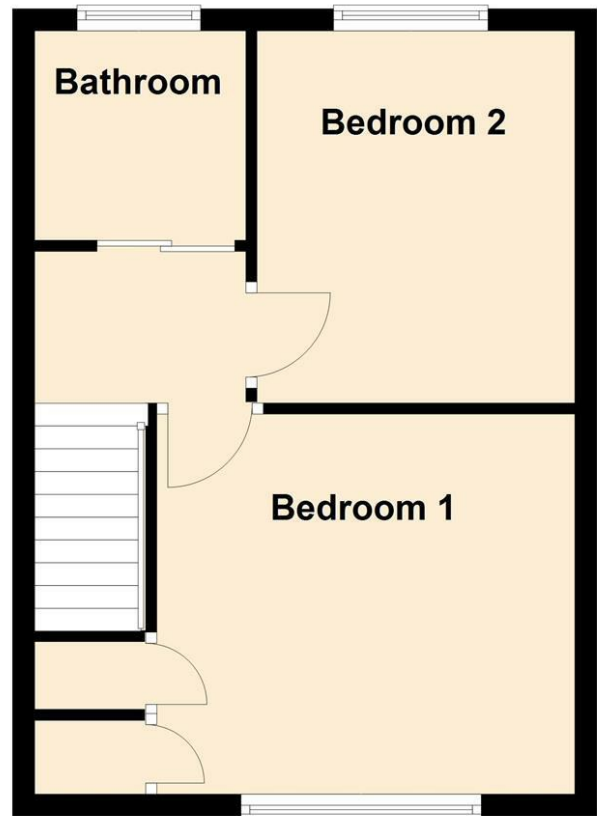
This property is Freehold. Council tax band C.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

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