



**MARVINS**  
ESTATE AGENTS



## **70 FELLOWS ROAD, COWES, PO31 7JW** **PRICE £250,000**

A characterful Two Bedroom Mid-Terraced Home Convenient for Cowes Town The ground floor comprises a welcoming Reception Room featuring attractive stripped wood flooring, creating a warm and inviting atmosphere. A further Reception Room provides excellent space for entertaining or family meals. There is a fitted Kitchen including space for a range cooker. To the first floor are two well-proportioned double bedrooms, both offering comfortable and light-filled accommodation.

Externally, the property boasts an attractive rear garden thoughtfully arranged with a variety of distinct areas, mature planting and established borders, creating a delightful and private outdoor space to relax and enjoy.

Further benefits include gas central heating and double glazing. The property is conveniently positioned for Cowes town centre, renowned for its vibrant high street, independent shops, restaurants and cafés, as well as the high-speed passenger ferry service providing direct links to Southampton. An ideal first-time purchase, investment opportunity or charming coastal home.



## GROUND FLOOR

Double glazed front door into:

### DINING ROOM

11' x 13'7" (3.35m x 4.14m)

Double glazed bay window to front with New England shutters. Chimney breast with twin recesses and shelves to one. Radiator. Stripped wooden flooring. Doorway to:

### LIVING ROOM

11' x 11'11" (3.35m x 3.63m)

Chimney breast with twin recesses. Double glazed door leading out to rear garden. Radiator. Doorway to:

### INNER HALLWAY

Understairs storage area. Radiator. Stairs to upper floor off. Doorway to:

### KITCHEN

Double glazed window to side. Slate flooring. Fitted with a range of modern wall and floor cupboards with worktops over. Brass effect square sink with mixer tap over. Tiled splashbacks. Integrated dishwasher. Space for fridge/freezer. Space for range cooker. Cupboard housing Vaillant gas boiler.

## FIRST FLOOR

### LANDING

Double glazed window to side on turn of stairs. Loft access to large space with Velux window. Doors off to:

### BATHROOM

Double glazed window to rear. White suite comprising modern freestanding tub bath with freestanding brass effect mixer tap and shower attachment. Large walk in separate shower cubicle with brass effect rain shower and additional shower attachment. Square sink with brass effect mixer tap and storage drawers under. Low level WC. Bamboo effect splashbacks. Wood laminate effect flooring.

### BEDROOM ONE

Double glazed window to front. Radiator. Chimney breast with twin recesses. Stripped wooden flooring.

### BEDROOM TWO

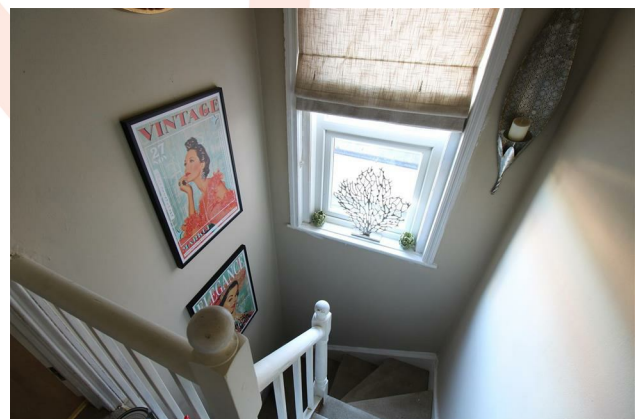
Double glazed window to rear. Radiator. Chimney breast with twin recesses to rear.

## OUTSIDE

To the front of the property is a small enclosed garden. To the rear of the property there is an enclosed long garden. Brick outhouse currently used to house washing machine and tumble dryer. Several attractive decked areas.

## TENURE

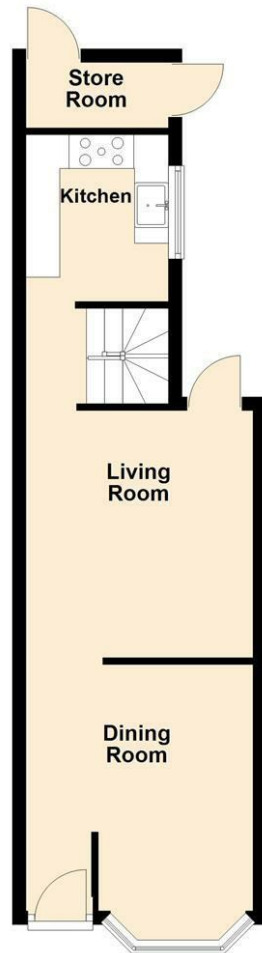
This property is Freehold. Council tax band B.



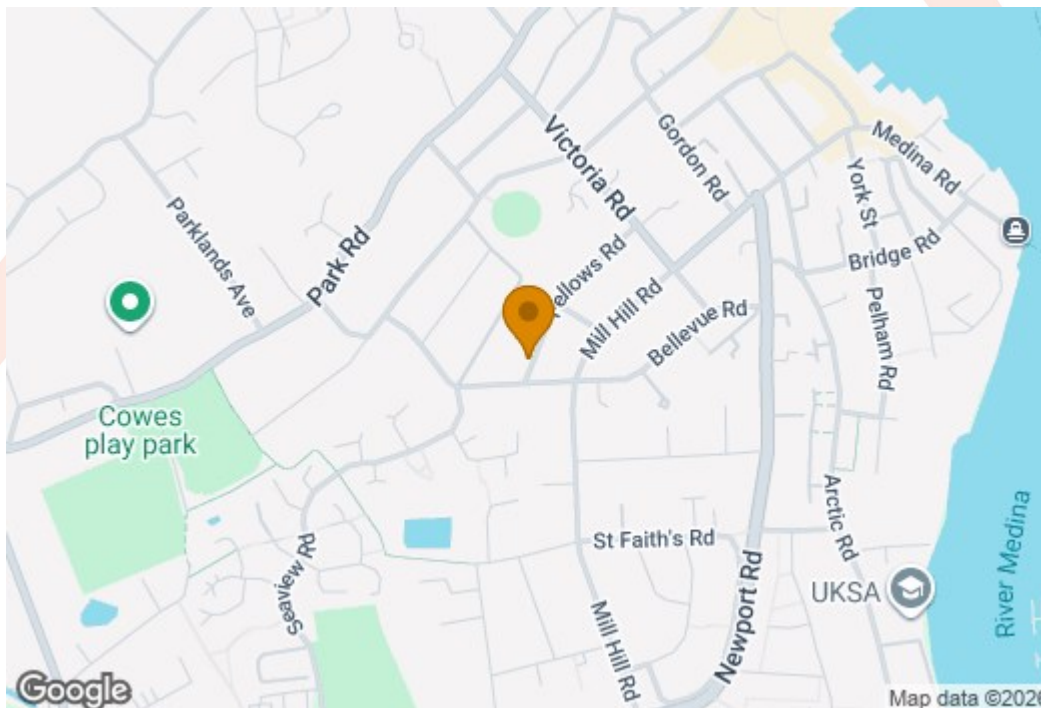




Ground Floor



First Floor



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		
	73	80
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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