



91 Fellows Road, Cowes, Isle of Wight

£160,000



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Estate Agents

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**DRAFT PARTICULARS ONLY:**

This pretty period cottage is positioned accessible to the town centre and the excellent amenities and offers gas centrally heated accommodation with double glazing. The home has a cosy sitting room to the front; kitchen/breakfast room and separate utility area as well as bathroom on the ground floor, whilst the two light double bedrooms can be found on the first floor. The attractive rear garden is laid to patio and lawn, planted with English tea roses; lavender and ferns to create colour and scent. There is gated rear pedestrian access and the home is offered with no onward chain.

**Steps up to front entrance door to:**

**SITTING ROOM**

*10'0 x 9'7 (3.05m x 2.92m)*

In cream decor with window to front and pretty decorative feature fireplace surround and tiled hearth. Door to:

**INNER LOBBY**

With stairs to first floor and opening to:

**KITCHEN/BREAKFAST ROOM**

*9'10 max x 9'6 max (3.00m max x 2.90m max)*

Fitted with a range of painted units sporting ornate Rennie Macintosh inspired handles, stainless steel sink

unit; cooker and extractor fan. Handy under stairs cupboard and window to rear. Step up and opening to:

**UTILITY ROOM**

*8'5 x 5'0 max (2.57m x 1.52m max)*

A handy boot and coat storage room with space and plumbing for washing machine. Door and window to side garden and step up and door to:

**BATHROOM**

*7'0 max x 5'7 max (2.13m max x 1.70m max)*

Fully tiled in glossy white with a black border and fitted with WC; wash hand basin and bath with mixer tap/shower attachment over. Windows to side and rear.

**Enclosed narrow tread staircase to:**

**FIRST FLOOR LANDING**

With loft access and door to:

**BEDROOM ONE**

*9'9 x 9'5 (2.97m x 2.87m)*

A light double room with stripped and stained floorboards and cleverly designed rustic wooden shelving units to two walls. Built in overstairs cupboard and window to front.

**BEDROOM TWO**

*9'9 x 9'5 (2.97m x 2.87m)*

A second double room with window to rear.

## GARDEN

The rear garden is tiered and laid to patio and lawn areas with structured planting including a grape vine and English Tea Roses. Timber shed and gated rear pedestrian access to Bellevue Road.

**Viewings: Strictly by appointment only through Megan Baker Estate Agents**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc.



Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

