



9 Uffa Fox Place, Cowes, Isle of Wight
£178,000



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Tucked away in a small mews development of modern homes, this beautifully presented property is positioned with good access to the town centre and its excellent amenities. The home is light, well appointed and decorated in a smart modern colour palette throughout. The entrance level provides a welcoming hallway with access to the stylish fitted kitchen and attractive living room, which sits to the back of the home and has access to the garden. There are two pretty bedrooms upstairs as well as a sleek bathroom to complete the accommodation. As well as gardens to the rear and a patio to the front, the home benefits from allocated parking within the mews courtyard.

Front entrance door with storm porch leads to the:

ENTRANCE HALLWAY:

A spacious entrance to the home with stairs to the first floor and access to:

KITCHEN:

10'4 max x 5'11 max (3.15m max x 1.80m max)

Decorated in neutral tones with a stylish red accent wall. Integrated appliances include a gas hob and electric oven and there are spaces for fridge freezer and washing machine. Stainless steel sink with window above looking out to the front patio.

LIVING/DINING ROOM:

13'10 max x 11'10 max (4.22m max x 3.61m max)

A lovely bright room with window to rear looking to the garden and door providing access out. Feature fireplace to one wall and plenty of space for both living and dining. Handy cupboard under the stairs provides valuable storage.

Stairs to:

FIRST FLOOR LANDING:

With access to loft and doors to:





BEDROOM ONE:

11'9 max x 10'0 max (3.58m max x 3.05m max)

A pretty double room with window to front; built in wardrobe to one side and a handy alcove perfect for a dressing table.

BEDROOM TWO:

11'9 x 7'10 (3.58m x 2.39m)

Another light bedroom to the rear of the home with window looking to the garden.

BATHROOM:

5'11 max x 5'6 max (1.80m max x 1.68m max)

A sleek, partially tiled bathroom fitted with white suite of WC; wash hand basin and bath with electric shower over.

Opaque window to side.

GARDEN

A paved area sits in front of the main entrance door, perfect for a table and chairs or pot plants. Shared side access leads to the rear garden which is laid to gravel.

ALLOCATED PARKING:

The property has one designated parking space which is situated in the private parking area for the houses.

**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

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92-100)	A	87	
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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Not environmentally friendly - higher CO ₂ emissions			
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Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: hello@meganbakerestateagents.com

Pop in for a chat

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YOUR
HOME
IS WHERE OUR
HEART IS