



Chain Free! End Terrace House

Living Room & Dining Room

Off-Road Parking

Two Bedrooms & Loft Room

Two Bathrooms

Large Garden



194 Newport Road
Cowes, PO31 7PU

£265,000

Entrance Hallway

Doors to living room and dining room. Radiator (gas central heating).

Living Room 11' 11" x 9' 4" (3.63m x 2.84m)

Double glazed bay window to front. Radiator (gas central heating).

Dining Room 12' 4" x 12' 4" (3.76m x 3.76m)

Double glazed window to side. Radiator (gas central heating).

Hallway

Radiator (gas central heating).

Shower Room 5' 5" x 9' 10" (1.65m x 3.00m)

Double glazed window to side. Radiator (gas central heating).

Kitchen 11' 11" x 10' 5" (3.63m x 3.18m)

Double glazed windows to front and rear. Double glazed door to garden. Radiator (gas central heating).

First Floor Landing

Double glazed window to side. Radiator (gas central heating).

Bedroom 1 14' 1" x 11' 11" (4.28m x 3.63m)

Double glazed windows to front and rear. Radiator (gas central heating). Built-in wardrobes and cupboard.

En-suite 9' 9" x 6' 9" (2.98m x 2.07m)

Double glazed window to rear. Radiator (gas central heating).

Bedroom 2 13' 3" x 10' 9" (4.04m x 3.28m)

Double glazed window to front. Radiator (gas central heating). Built-in wardrobes.

Loft Room 10' 6" x 9' 2" (3.19m x 2.79m)

Double glazed velux window to side. Double glazed window to rear. Radiator (gas central heating). Eaves storage.



TOTAL FLOOR AREA: 1079 sq. ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.