



14 The Green, Cowes, Isle of Wight

£160,000



**Megan Baker**  
Estate Agents

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Located in a pleasant residential area, this modern home is positioned with good access to the local schools and town centre amenities. Having been in the same family since it was built, the home is in need of general modernisation, but has smart UPVC double glazing and gas warm air heating. On the ground floor, there is a living room which links to the dining area and in turn to the kitchen and there are three bedrooms and a bathroom on the first floor. There is a sunny garden to the rear and the bonus of a wide side garden. The home is offered with no onward chain.

## Smart UPVC double glazed sliding door to:

### ENTRANCE PORCH:

With further UPVC double glazed door to:

### ENTRANCE HALLWAY:

With stairs to first floor and door to:

### LIVING ROOM:

*15'2 x 12'1 max (4.62m x 3.68m max)*

A light room with a large UPVC double glazed front window. Built in understairs cupboard and opening to:

### DINING ROOM:

*10'5 x 7'10 (3.18m x 2.39m)*

With built in cupboard and large patio doors looking and leading to the garden. Opening to:

### KITCHEN:

*10'6 max x 7'0 max (3.20m max x 2.13m max)*

In need of modernisation, but fitted with wall and base units; spaces for utilities and cupboard housing the gas warm air boiler. UPVC double glazed door to garden.

### Stairs to:

### FIRST FLOOR LANDING:

With built in cupboard and doors to:

### BEDROOM ONE:

*15'2 x 9'2 (4.62m x 2.79m)*

Spanning the width of the house at the front with large windows and fitted wardrobes. Over stairs cupboard.

### BEDROOM TWO:

*8'6 x 8'1 (2.59m x 2.46m)*

A second small double with built in cupboard housing the hot water cylinder. Window to rear.

### BEDROOM THREE:

*8'2 X 6'3 (2.49m X 1.91m)*

A single bedroom with window to rear.

### BATHROOM:

*5'6 X 5'3 (1.68m X 1.60m)*

In need of modernisation but fitted with bath; vanity wash hand basin and WC. Opaque side window

### GARDEN:

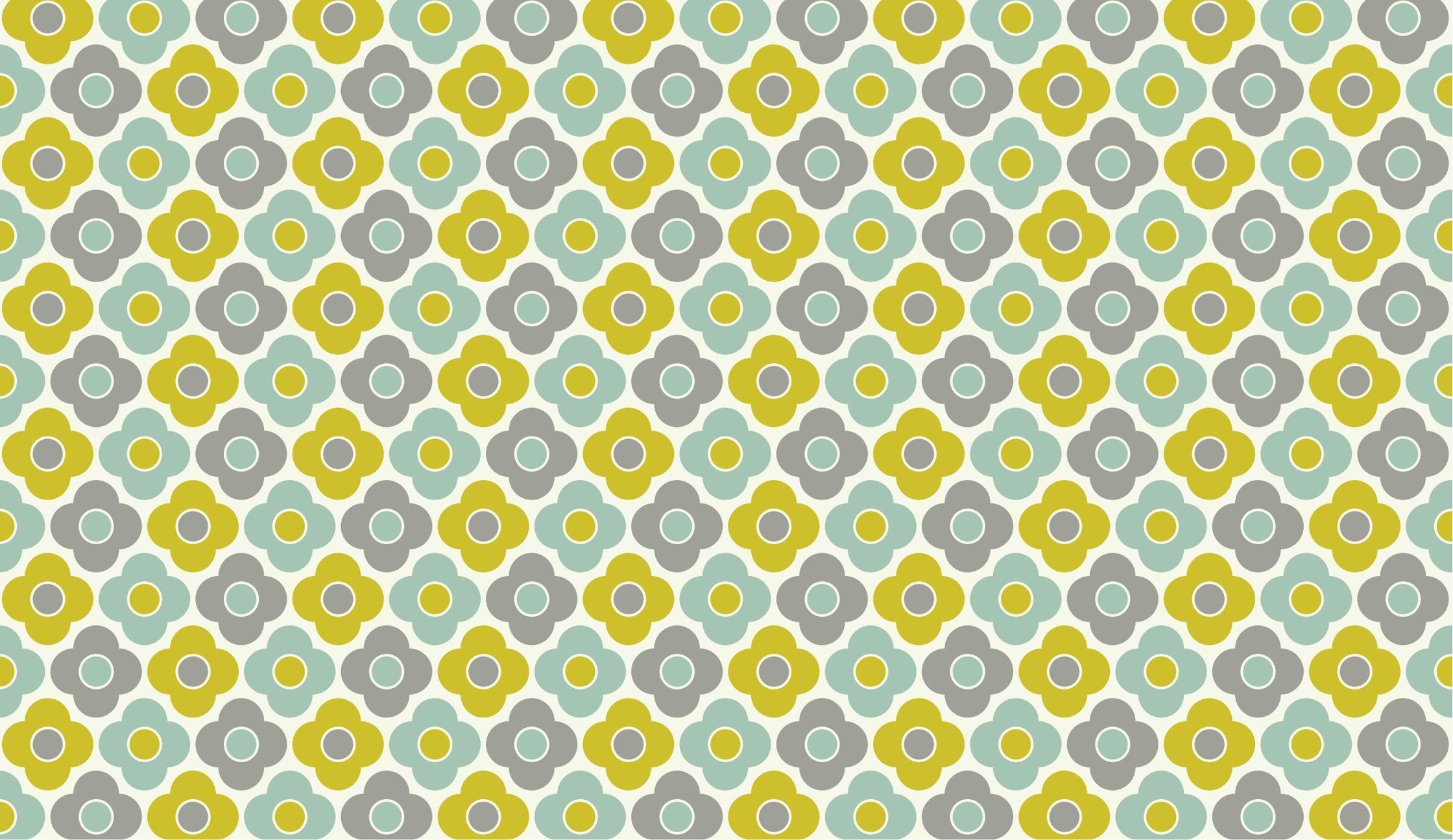
The home has a useful and wide side garden area with a large shed and

gated access to the rear garden. Here there is a patio and lawn with pedestrian rear gated access.

**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)



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**Arrange a viewing**

Love this property and want to see more?

Call us on **01983 280555**

Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

**Pop in for a chat**

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**HOME**  
IS WHERE OUR  
HEART IS

