

## Cowes, Isle of Wight



- **INVESTMENT OPPORTUNITY**
- **Period detached townhouse**
- **Central Cowes location with Sea views**
- **4 Floors of accommodation**
- **Chain Free**



## About the property

Offering sea views, a central Cowes location and lots of space spread over 4 floors. This characterful detached property comes to the market in need of renovation but offering plenty of positive aspects too, with the benefit of being chain free.

A popular central Cowes location, the property sits a few minutes' walk away from the shops, pubs and restaurants of the High Street. Those looking to commute to the mainland will also find the position here particularly beneficial, with the Red Jet ferry terminal only just around the corner.

A handsome house from the kerb, needing some restoration to bring it back to its former glory. The property offers several options in terms of layout. Two floors offer wonderful sea views whilst the current 4 bedrooms and living spaces are spread over a total of four floors. There are two bathrooms and fairly well sized garden for the location.

Any person wanting a project to make their own mark on, will find the potential here is superb, but it should be noted that the property does require extensive works.

Please note - Whilst Trigg homes do not hold any reports regarding works required to the property currently, it is our understanding the property could have works required including damp, dry rot and cavity wall ties.

Council Tax Band C

## Accommodation

### LOWER GROUND FLOOR

Reception Room 16'5 x 11'9

Lean to 10'10 x 8'5

### GROUND FLOOR

Bedroom 12'3 x 8'7. Sea Views

Bedroom 11'9 x 9'8

Bathroom

### FIRST FLOOR

Kitchen/Lounge 16'1 x 15'9. Sea Views

Bathroom

Separate WC

### SECOND FLOOR

Bedroom 15'2 x 12'2. Sea Views

Bedroom 12' x 10'4

### OUTSIDE

Rear Garden

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	27	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			