



10B Mill Hill Road, Cowes  
£250,000





**Megan Baker**  
Estate Agents

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**£250,000**

Positioned in the heart of Cowes town centre, this beautifully presented and deceptively spacious modern home offers well appointed rooms with electric heating and double glazing. The large open plan living spaces are interlinked, but distinctly divided, which provides a seamless flow between the sitting area and the kitchen/dining space. Upstairs, there are three bedrooms - serviced by a chic bathroom. Accessed via a private driveway, the home has parking to the front on a smart block paved area - a valuable asset in the middle of Cowes. The home is offered Chain Free. Freehold. Council Tax Band -B. EPC D-60.

**Stylish graphite UPVC D/G entrance door to:**

**Sitting Room:**

16'3" max x 13'0" (4.96m max x 3.97m)

Decorated in crisp white with honey toned oak flooring which flows through the whole of the ground floor. The room has the stairs off to the first floor and is designed in an open plan layout, seamlessly linking via a large square archway to:

**Kitchen/Dining Room:**

16'2" max x 10'5" max (4.94m max x 3.20m max)

A super entertaining area, with plenty of space for a large table which is set adjacent to the kitchen. The kitchen is fitted with a

combination of matte cream base units, topped with an oak worksurface and willow green wall units. Stainless steel sink unit; washing machine; under counter electric oven with induction hob and extractor hood above. Steps down to a rear lobby with external door.

**Stairs to:**

**First Floor Landing:**

With angled ceiling and door through to inner landing area, with doors to:

**Bedroom One:**

14'11" max x 8'11" (4.57m max x 2.73m)

A beautifully light double room in fresh white,





with a vaulted Velux skylight letting natural light flood in. Built in cupboard housing the hot water cylinder.

### **Bedroom Two:**

11'5" x 6'10" (3.48m x 2.10m)

Again, in a crisp white colour scheme with a vaulted Velux skylight.

### **Bedroom Three:**

12'7" +recess x 6'9" (3.85m +recess x 2.07m)

Set to the front of the home with two graphite UPVC double glazed windows. Recess to one corner, ideal for creating storage.

### **Bathroom:**

8'11" max x 5'10" max (2.73m max x 1.79m max)

Stylishly fitted with WC; wash hand basin and bath with electric shower over. White wall tiling and cream floor tiling. Access to loft.

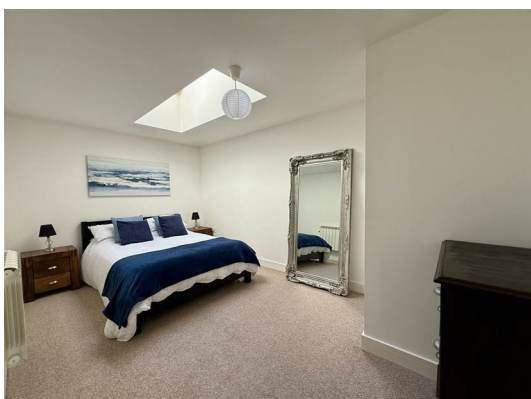
### **Parking:**

Access is via a shared driveway which leads to a smart block paved parking area in front of the house, providing parking for 10b.

### **Disclaimer**

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. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



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





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Love this property and want to see more?

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Pop in for a chat

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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A		(92 plus)
B		(81-91)
C		(69-80)
D		(55-68)
E		(39-54)
F		(21-38)
G		(1-20)
Not energy efficient - higher running costs		
Current		Potential
60		90



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR 403 sq. ft. (37.4 sq.m.) approx.  
1ST FLOOR 411 sq. ft. (38.1 sq.m.) approx.