



MARVINS
ESTATE AGENTS



128 PARK ROAD, COWES, PO31 7LZ

PRICE £190,000

This terraced cottage is situated within close walking distance to Cowes town centre. In need of modernisation the accommodation comprises of large open plan lounge / diner and kitchen to the ground floor. On the first floor there are two bedrooms and a bathroom. A stairway leads up to a further attic bedroom. There is a small enclosed garden to the rear. This would make an ideal project for first time buyers, or indeed a second home.
VIEWING IS STRICTLY BY APPOINTMENT.

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GROUND FLOOR

Double glazed front door leading into:

LOUNGE / DINING ROOM

25'9 x 14' (7.85m x 4.27m)

Large open plan space with timber staircase leading up to first floor. Two radiators. Double glazed windows to front and rear. Archway leading to:

KITCHEN

8'2 x 6'8 (2.49m x 2.03m)

Double glazed window and door to side. Fitted with floor and wall cupboards, space for fridge/freezer, space for cooker with gas point. Space and plumbing for washing machine. Stainless steel sink with drainer and chrome mixer tap.

FIRST FLOOR

LANDING

Large storage cupboard housing gas boiler and hot water tank. Access to loft. Stairs leading up to attic bedroom. Doors off to:

BEDROOM ONE

11'2 x 6'10 (3.40m x 2.08m)

Double glazed window to front. Radiator.

BEDROOM TWO

11'2 x 6'10 (3.40m x 2.08m)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Radiator. White suite comprising WC, pedestal washbasin, bath with chrome taps. Shower cubicle with Triton electric shower attachment.

ATTIC BEDROOM

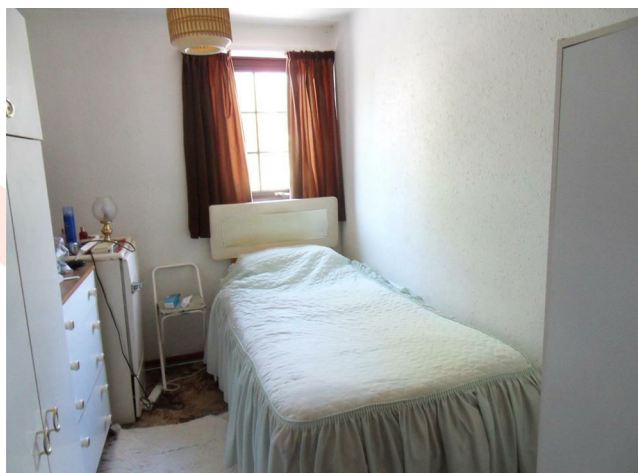
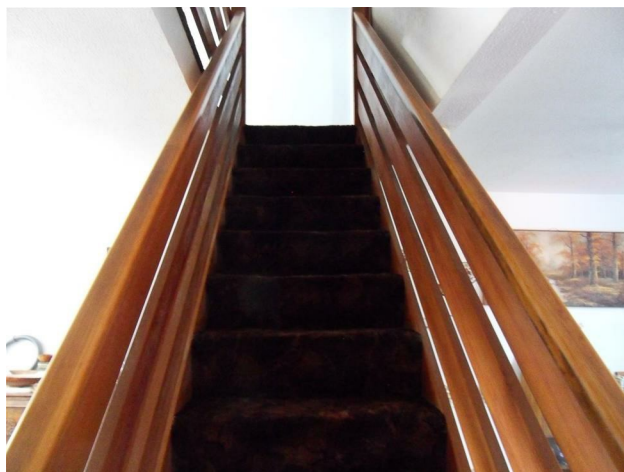
15'3 x 14'2 (4.65m x 4.32m)

Double glazed dormer window to rear with far reaching views over Cowes town. Radiator.

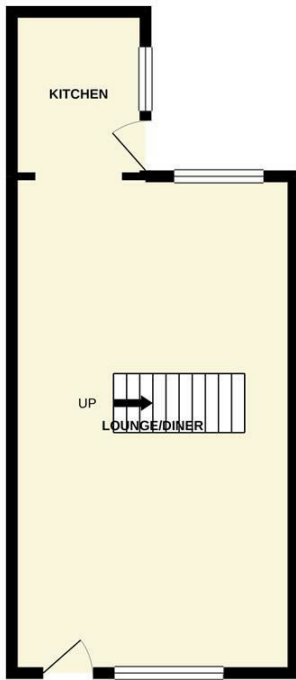
OUTSIDE

To the rear there is stone steps leading down to an enclosed garden, mainly laid to lawn. Outside storage cupboard.

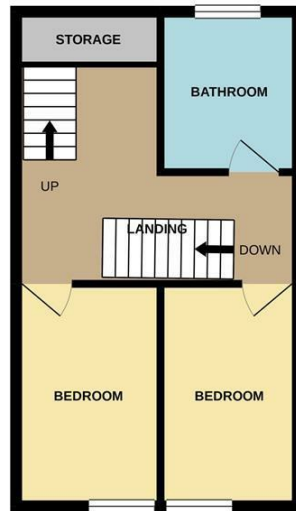
COUNCIL TAX BAND B



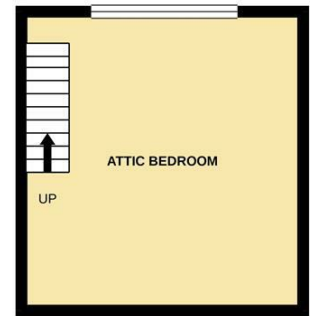
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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

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