



**MARVINS**  
ESTATE AGENTS



**41 DENMARK ROAD, COWES, PO31 7SZ**

**PRICE £375,000**

A detached three bedroom home located in a sought after location being a few minutes walking distance from Cowes town centre, shops, bus routes and the high speed passenger ferry connection to Southampton. Local sailing clubs and sailing facilities are also on the doorstep. This home was built by the present Vendor and offers two Reception Rooms to the ground floor level, one being a central spacious room with access both to the Kitchen and the front room which could be a Lounge or a Dining Room. At first floor level there is a master bedroom to the front and two further bedrooms to the rear. Bathroom with shower and bath. The rear enclosed gardens are laid to patio and this home would lend itself to either full time occupation or an excellent lock up and go holiday/sailing home. Gas central heating is installed and mainly double glazed. Viewing is recommended strictly by appointment with the Vendors Agent.

**COWES OFFICE**

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## 41 DENMARK ROAD, COWES, ISLE OF WIGHT PO31 7SZ

Double glazed Entrance Door to:

### RECEPTION ROOM 1

14'7" x 14'11" (4.45m x 4.55m)

Stairway to upper floor off. Understairs storage cupboard. Radiator. Double glazed window. Telephone point.

### RECEPTION ROOM 2

14'11" x 11'5" (4.55m x 3.48m)

Double glazed bow window. Radiator. Mock fireplace with fitted coal effect gas fire. Four wall light points. Telephone point.

### KITCHEN

14'11" x 8' (4.55m x 2.44m)

Range of fitted floor and wall cupboard with bevel edged worktops. Inset sink unit with mixer tap over. Electric cooker point with extractor filter canopy over cooking area. Plumbing for washing machine and dishwasher. Space for tumble dryer. Radiator. Vaillant gas boiler. Glazed door to rear garden.

On the First Floor

### LANDING

Loft access. Radiator.

### BEDROOM ONE

14'11" in to wardrobe space x 11'5" max (4.55m in to wardrobe space x 3.48m max)

Radiator. Double glazed windows. Fitted wall to wall wardrobes with sliding mirror doors.

### BEDROOM TWO

15'9" x 7'2" (4.80m x 2.18m)

Double glazed window. Radiator. Solent glimpse.

### BEDROOM THREE

11'8" x 7'2" (3.56m x 2.18m)

Double glazed window. Radiator.

### BATHROOM

Panelled bath, low level WC and pedestal wash basin. Radiator. Tiled shower cubicle with bifolding doors.

### OUTSIDE

Enclosed rear garden laid to patio area. Timber garden store. Walled front garden. Rear side access.

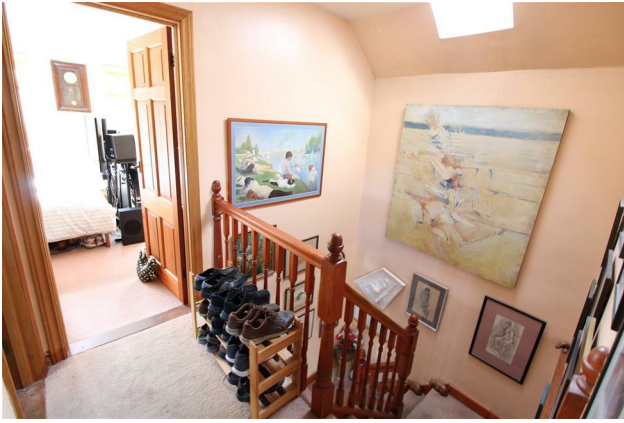
### COUNCIL TAX BAND

Band D

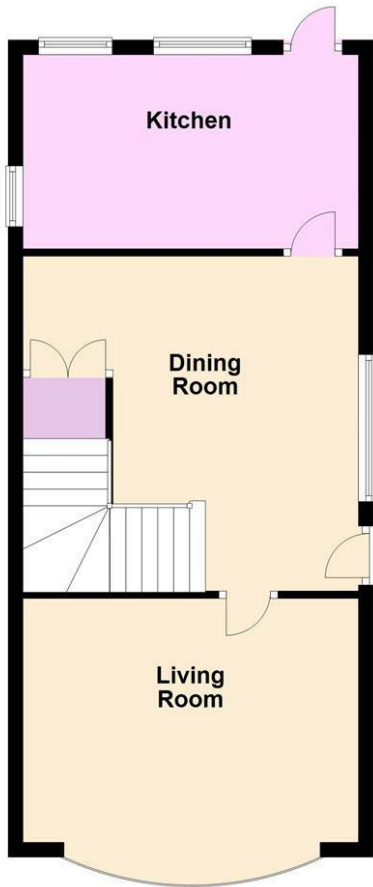
TOTAL FLOOR AREA - 95 square metres

Freehold

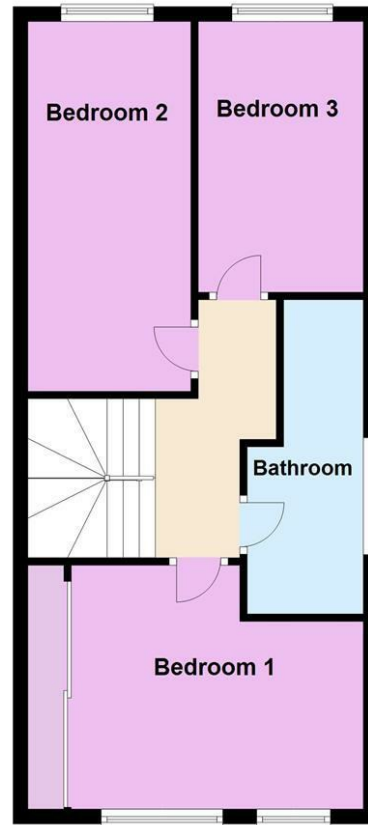




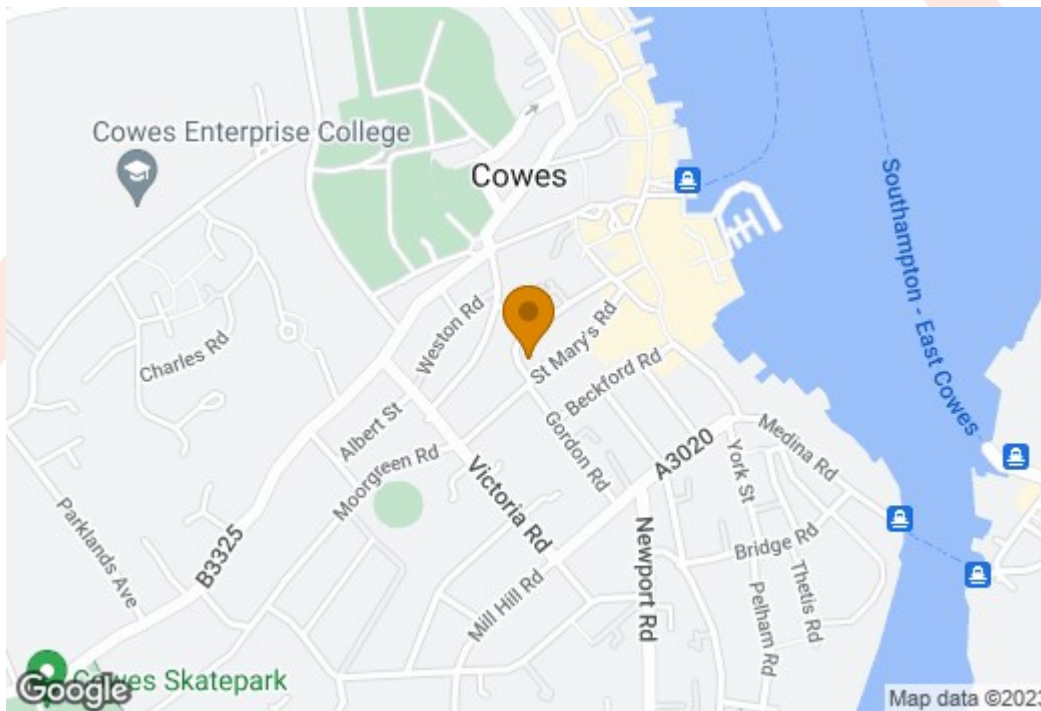
### Ground Floor



### First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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