



MARVINS
ESTATE AGENTS



1 VICTORIA ROAD, COWES, PO31 7JG

ASKING PRICE £375,000

Situated close to the Park Road end of Victoria Road and therefore close to Northwood House & Park, as well as within easy distance of the town centre and Red Jet terminal, is this super Detached House with ample parking to the front. The accommodation including 3 double bedrooms, two reception rooms and a Kitchen with an aspect over the south westerly facing walled rear garden.

The property is well presented whilst still leaving scope for the new owner to stamp their own mark. This would make a super family home but works equally well for a variety of purchases. Available with NO ONWARD CHAIN.

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Spacious hallway entrance leads to the Kitchen, Lounge and has a Cloakroom/WC alongside a staircase to the first floor.

KITCHEN

12'10" x 9'2" (3.91m x 2.79m)

Fitted with a good range of base and wall cupboards with worksurfaces over. Stainless steel sink with drainer, an integral double oven, 5 ring gas hob and an integrated fridge and freezer. Access to outside.

DINING ROOM

12'10" x 10'6" (3.91m x 3.20m)

With wide access from both the Sitting Room and Kitchen, this open Dining Room has views over the garden. Radiator.

SITTING ROOM

13'7" x 10'6" (4.14m x 3.20m)

With large bay window overlooking the front of the property. Radiator.

First Floor

LANDING

With hatch access to loft.

BEDROOM ONE

12'10" x 10'4" (3.91m x 3.15m)

The spacious larger bedroom enjoys an attractive south-westerly outlook over the walled garden. Radiator.

BEDROOM TWO

13'7" x 10'4" (4.14m x 3.15m)

The second well sized, north facing bedroom offers an outlook towards Northwood Park. Radiator.

BEDROOM THREE

12'10" x 9'2" (3.91m x 2.79m)

Also generously sized with pleasant south westerly views of the walled garden. Radiator.

SHOWER ROOM

Tiled throughout with a large shower, wash basin, heated towel rail and cupboard storage housing a washer dryer stacked vertically.

OUTSIDE

The driveway provides parking for up to three vehicles and leads to the front door. Either side of the property are two, securely gated paved side passageways that lead around to the rear garden. The south westerly facing wall garden includes a paved terrace, level lawn, well stocked borders and is surrounded by an attractive brick wall. It also has a brick air raid shelter (2.5 m x 3.5 m) providing use as a workshop or storage. Also there is a timber garden store (4.8 m x 2.5 m) alongside a small timber summer house with wooden decking both buildings served with electric power.

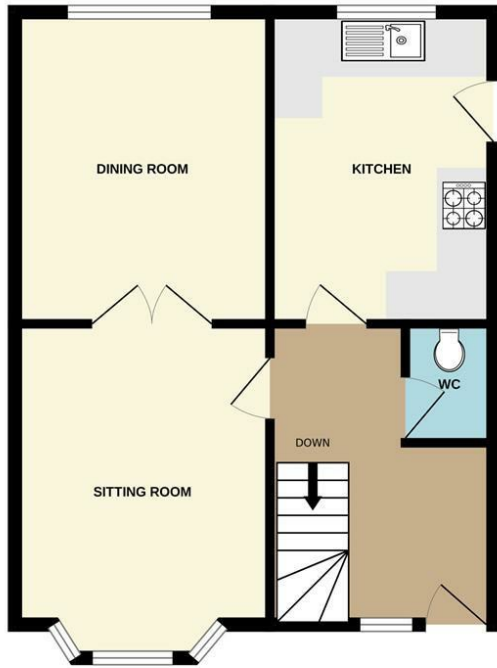
TENURE

The property is Freehold.
Council Tax Band D

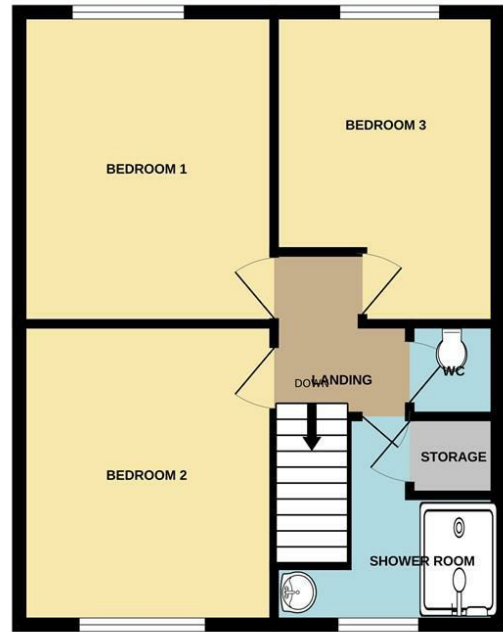




GROUND FLOOR



1ST 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		84
(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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