



**MARVINS**  
ESTATE AGENTS



**52 PLACE ROAD, COWES, PO31 7UB**

**ASKING PRICE £375,000**

A most comfortable three bedroom semi detached home which has been subject to extensive renovations including a new Kitchen, Bathroom, Boiler and refurbished Garage suitable to become a comfortable office or workshop, new double glazed windows installed. Ground floor accommodation includes a new Shower Room and Utility area. This property is convenient for access to Cowes town with its high speed passenger service to Southampton, vibrant high street, restaurants and shops and is also on the main bus routes to Newport. Offered chain free this home lends itself has a full time occupation or possible holiday use. Early viewing is recommended by appointment with the vendors agents.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 52 PLACE ROAD, COWES, ISLE OF WIGHT PO31 7UB

### Covered Entrance Porch

Double glazed Front Door and side screen to:

### ENTRANCE HALL

Concealed radiator. Attractive tiled flooring. Stairs to upper floor off. Under stairs storage cupboard.

### LOUNGE

14'6" x 11' (4.42m x 3.35m)

Upright radiator. Attractive solid wood flooring. Fitted cupboards and shelving to chimney recess. Double glazed bay window to front. Fitted plantation blinds.

### KITCHEN/DINER

20'3" x 10'11" max (6.17m x 3.33m max)

Tiled flooring to Dining Room. Varnished wood flooring to Kitchen. Upright radiator. Built in glazed shelved cupboard and storage below. Range of newly fitted floor and wall cupboards with under unit lighting. Built in electric hob, fitted gas hob and stainless steel extractor canopy over. Fitted butler sink and mixer tap over. Integrated Bosch dishwasher. Solid wood work tops. Double glazed window and plantation blind. Double glazed side door to gardens and decked patio.

### UTILITY ROOM

7' x 5'10" (2.13m x 1.78m)

Tiled flooring. Radiator. Floor and wall cupboards. Solid wood work top. Plumbing for washing machine below. Double glazed side door and window. Under stairs storage cupboard.

### SHOWER ROOM

Fully tiled floor and walls. Shower cubicle and sliding door. Low level WC. Heated towel rail/radiator. Double glazed window.

### FIRST FLOOR LANDING

Loft access and retractable loft ladder.

### BEDROOM ONE

14'8" x 9'10" excluding cupboard space (4.47m x 3.00m excluding cupboard space)

Double glazed bay window with fitted plantation blind. Radiator.

### BEDROOM TWO

10'10" x 8'11" (3.30m x 2.72m)

Double glazed window. Radiator. Built in cupboard housing new vaillant gas boiler.

### BEDROOM THREE

5'11" x 7'7" (1.80m x 2.31m)

Radiator. Double glazed window and plantation blind. Fitted shelving and hanging rails.

### BATHROOM

Newly fitted with low level WC, pedestal wash basin and egg shape bath and shower over with bluetooth Mira control. Towel rail/radiator. Double glazed window. Tiled flooring and fully tiled walls.

### OUTSIDE

Driveway with ample hardstanding for several cars. Detached garage 15'9" x 9'7" Remote controlled electric up and over door. Timber lined inside with fitted shelving storage. Double glazed window. Electric space heater. Rear garden with large decked patio area. Garden laid to lawn and covered veranda to rear. Outside water tap and power point.

### TENURE

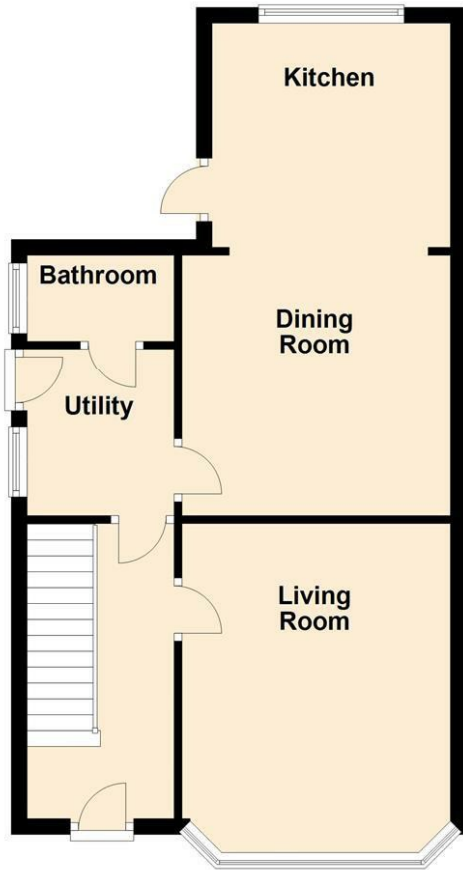
This property is Freehold  
Council Tax Band C



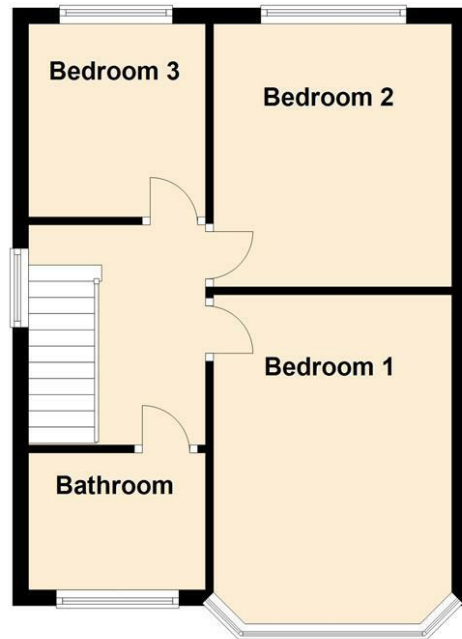




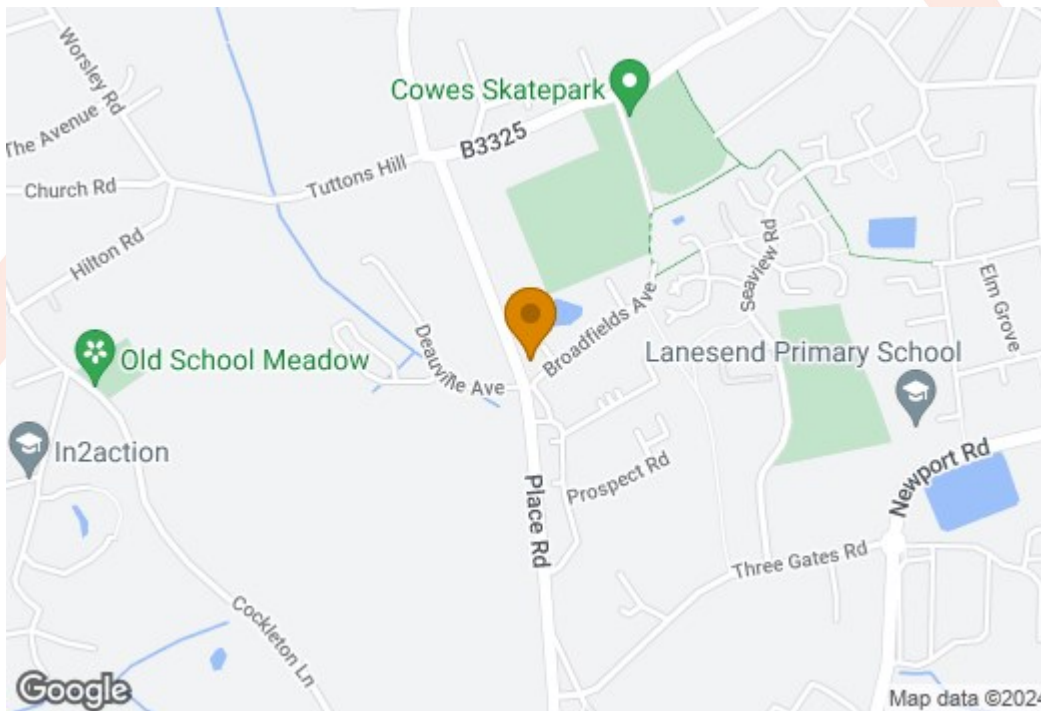
## Ground Floor



## 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>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: cowes@marvins.co.uk