



MARVINS
ESTATE AGENTS



134 MILL HILL ROAD, COWES, PO31 7EJ

OFFERS IN THE REGION OF £340,000

This beautifully presented home is situated in a popular residential street in Cowes, close to the town centre, Marinas and connections to Southampton. The current owners have spent much time and effort on their home to provide a contemporary feel without losing the charm and character of its age. The accommodation comprises living room, dining room, kitchen, cloakroom and conservatory on the ground floor. On the first floor there are three good sized bedrooms and family bathroom. **VIEWING IS HIGHLY RECOMMENDED.**

COWES OFFICE

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Double glazed Entrance Door into:

HALLWAY

Laminate wood flooring. Radiator. Stairs off to upper floor. Doors to:

LIVING ROOM

14'6" in to bay by 12'5" in to chimney recess (4.42m in to bay by 3.78m in to chimney recess)
Double glazed bay window to front. Feature stone fireplace with gas fired coal effect fire. Built in storage cupboard to chimney recess. Two radiators.

DINING ROOM

11'11" x 12'9" in to chimney recess (3.63m x 3.89m in to chimney recess)
Two double glazed windows to side and rear. Understairs storage cupboard. Radiator. Laminate wood effect flooring.

CLOAKROOM

Frosted double glazed window to side. Radiator. White suite comprising wash hand basin and low level WC. Fully tiled walls and floor.

KITCHEN

14'10" x 8'5" (4.52m x 2.57m)
Two double glazed windows to sides. Radiator. Fitted with a range of striking modern red wall and floor cabinets. Stainless steel sink with chrome mixer tap over. Integrated gas hob with chrome extractor over. Integrated twin ovens and microwave. Breakfast bar area. Space and plumbing for washing machine, tumble drier and fridge freezer. Tiled splashbacks. Tiled floors. Square opening to:

CONSERVATORY

14'5" x 12'8" (4.39m x 3.86m)
Part brick construction with fully double glazed windows and sliding patio doors leading on to rear garden. Tiled flooring. Radiator. Double glazed rear door to side.

FIRST FLOOR

LANDING

Two radiators. Loft access. Doors off to:

BEDROOM ONE

14'6" in to bay x 12'5" in to recess (4.42m in to bay x 3.78m in to recess)
Double glazed bay window to front. Radiator.

BEDROOM TWO

11'11" x 10' in to chimney recess (3.63m x 3.05m in to chimney recess)
Double glazed window to rear. Radiator.

BEDROOM THREE

12'2" x 8' (3.71m x 2.44m)
Double glazed window to rear. Radiator.

BATHROOM

Double glazed window to the side. Suite comprising panelled L shaped bath with chrome matching taps and separate chrome rain shower over. Vanity unit with hand basin over. Low level WC. Chrome heated towel rail. Blue glass splashbacks. Tiled flooring.

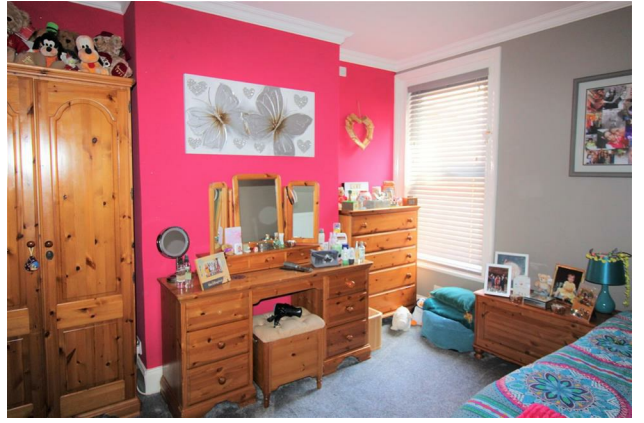
OUTSIDE

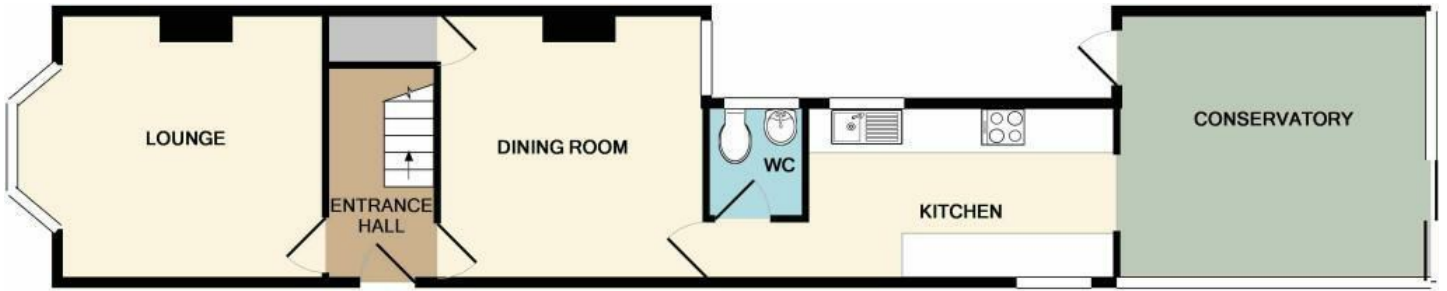
To the front of the property is hardstanding for two cars. Side access to rear gardens. To the rear of the property are immaculate well kept gardens. Faux lawn with borders planted with mature shrubs. Paved path leading to further patio area and brick built shed.

TENURE

This property is Freehold
Council Tax Band C





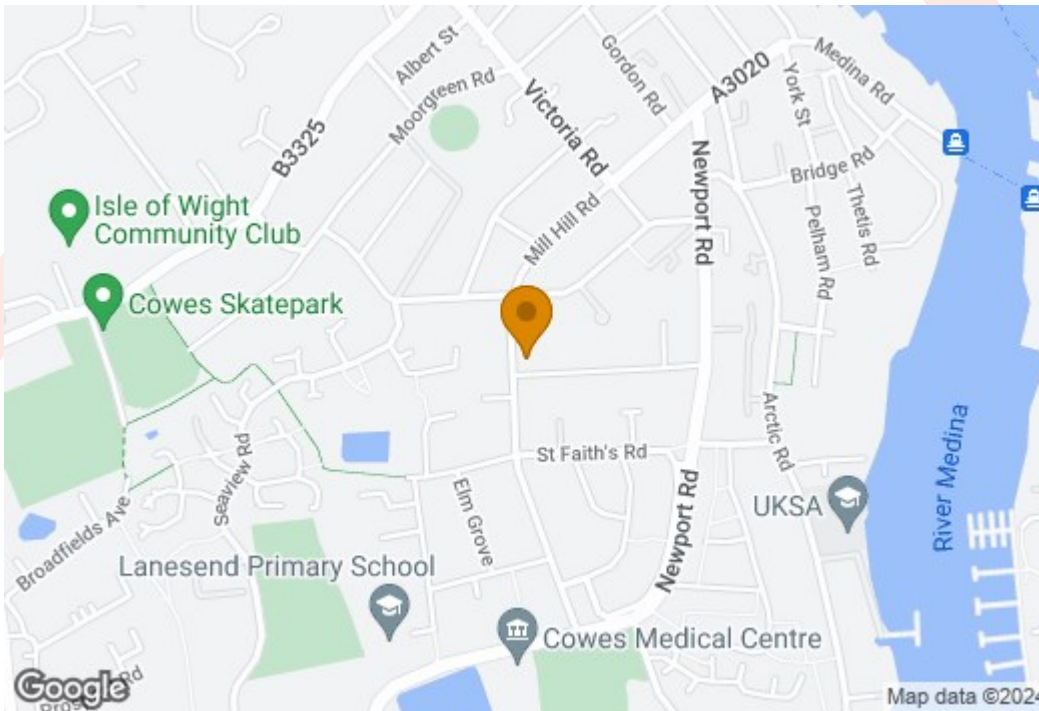


GROUND FLOOR



1ST FLOOR

Made with Metropix ©2019



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		
	68	82
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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