



MARVINS
ESTATE AGENTS



34 GORDON ROAD, COWES, PO31 7SL

PRICE GUIDE £375,000

This stunning townhouse is situated in a most sought after area of central Cowes. Within easy walking distance to the Town Centre, Marina and Sailing Clubs, the property would be ideal as a full time home or holiday base. The semi detached property has accommodation over three floors. To the ground floor there is a living room with woodburning stove, a spacious utility room with shower room off, and a wonderful large airy family kitchen/dining room, with bifold doors leading out to an enclosed rear garden. To the first floor there are three bedrooms and family bathroom. On the second floor there is a large attic room, which would lend itself to either an extra bedroom, large office or playroom.

COWES OFFICE

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

WWW.MARVINS.CO.UK

GROUND FLOOR

PORCH

Covered porch with glazed door leading into:

HALLWAY

Wood veneer flooring. Radiator. Understairs storage area with further downstairs storage cupboard. Stairs to upper floor off. Doors to:

LIVING ROOM

10'2 x 15'1 max into bay window (3.10m x 4.60m max into bay window)
Double glazed window to front, with fitted plantation shutters. Radiator. Open fireplace with slate hearth and wood burning stove. Wood veneer flooring.

UTILITY ROOM

8'3 x 6'7 (2.51m x 2.01m)
Spacious utility room with slate tiled flooring. Radiator. Fitted modern units with worktop over. Stainless steel sink with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Built in cupboard housing Vaillant gas combination boiler. Double glazed window to side. Door to:

SHOWER ROOM

4'1 x 5'4 plus built in shower cubicle (1.24m x 1.63m plus built in shower cubicle)
Slate tiled floor and partly tiled walls. White suite comprising low level WC, walk in shower cubicle with glass door and chrome rain shower with further hand attachment. Washbasin with chrome mixer tap. Heated towel rail.

KITCHEN/DINING ROOM

21' x 13'3 (6.40m x 4.04m)
A fabulous large family kitchen/dining room. Fitted with a range of modern units with worktops over and tiled splashbacks. Stainless steel sink with chrome mixer tap over. Integral fridge/freezer with adjoining large larder cupboard. Integral twin eye level electric ovens. Large island unit with oak worktop, copious storage drawers and induction hob with recessed Siemens extractor over. Tall radiator. Two velux windows to ceiling, bifold doors leading out to the rear garden. Inset ceiling spotlights with further pendant lighting over island unit.

FIRST FLOOR

LANDING

Radiator. Stairs to upper floor off. Doors to:

BEDROOM ONE

15'3 into bay x 13'8 (4.65m into bay x 4.17m)
Double glazed bay window to front. Radiator. Original Victorian cast iron fireplace.

BEDROOM TWO

9'3 x 12'6 max (2.82m x 3.81m max)
Double glazed window to rear. Radiator.

BEDROOM THREE

8'4 x 10'7 plus chimney recess (2.54m x 3.23m plus chimney recess)
Double glazed window to rear. Radiator.

BATHROOM

8' x 4'1 (2.44m x 1.24m)
White suite comprising panelled bath with chrome mixer tap and dual rain shower attachment over. Low level WC. Handbasin with chrome mixer tap. Heated towel rail. Slate tiled flooring and partly tiled walls.

SECOND FLOOR

Large undereaves storage cupboard to half landing.

ATTIC ROOM

24'10 x 7'5 max (7.57m x 2.26m max)
A large attic room with double aspect double glazed windows to front and rear. This would make an ideal fourth bedroom, office or playroom.

OUTSIDE

To the rear is an enclosed garden with side access. Paved patio area accessed from bifold doors to kitchen/dining room. Raised decked area to rear with raised flower/vegetable beds and lawn. Timber shed. Additional timber log store.

TENURE

Council Tax Band B. This property is Freehold

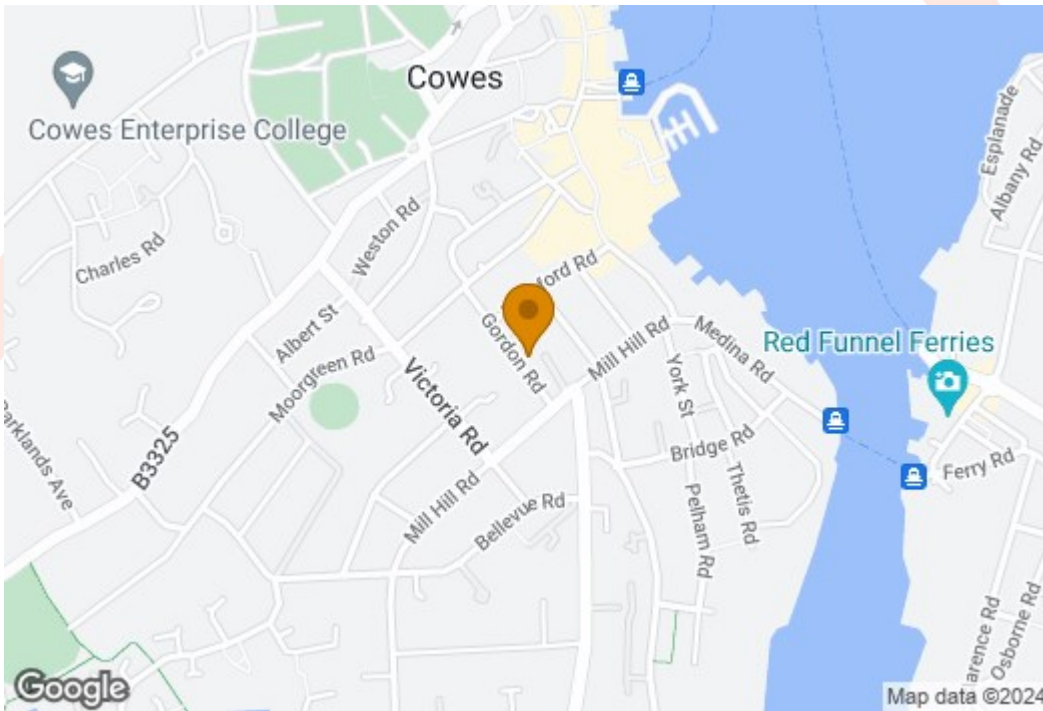








SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(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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