



**MARVINS**  
ESTATE AGENTS



**213 MILL HILL ROAD, COWES, PO31 7EW**

**PRICE £315,000**

This character Semi Detached House is located in convenient Mill Hill Road with local amenities close at hand and walking distance to Cowes town centre. The accommodation comprises living room and kitchen/diner on the ground floor, with integral access to the garage. On the first floor are three bedrooms and bathroom. The property benefits from an enclosed rear garden and garage with driveway providing ample parking.

**VIEWING IS HIGHLY RECOMMENDED**

**COWES OFFICE**

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## 213 MILL HILL ROAD, COWES, ISLE OF WIGHT PO31 7EW

Double glazed Entrance Door in to:

### HALL

Radiator. Stairs to upper floor off. Door to:

### LIVING ROOM

14'8" max x 11'4" (4.47m max x 3.45m)

Double glazed bow window to front. Attractive Victorian working fireplace with over mantle and slate hearth. Built in storage cupboard to chimney recess. Radiator. Stripped wooden flooring. Understairs storage cupboard. Door to:

### KITCHEN/DINER

9'1" x 17'11" (2.77m x 5.46m)

Double glazed window to rear. Double glazed French doors leading out to rear garden. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Single drainer sink unit with chrome mixer tap over. Integral electric oven with gas hob and extractor fan over. Tiled splash backs. Wall mounted Glow Worm gas boiler. Space for Fridge/Freezer. Radiator. Laminate wood flooring. Door to:

### GARAGE

20'1" x 10'6" (6.12m x 3.20m)

Double glazed window and door to rear. Up and over door to front. Space and plumbing for washing machine and tumble dryer.

First Floor

### LANDING

Double glazed window to side. Radiator. Loft access. Doors off to:

### BEDROOM ONE

9'11" x 9'11" max (3.02m x 3.02m max)

Double glazed window to front. Attractive cast iron Victorian fireplace. Radiator.

### BEDROOM TWO

10'9" x 9'7" (3.28m x 2.92m)

Double glazed window to rear. Radiator.

### BEDROOM THREE

7'10" x 7'11" (2.39m x 2.41m)

Double glazed window to rear. Radiator.

### BATHROOM

Double glazed window to front. White suite comprising corner shower cubicle with sliding glass doors and chrome shower attachment. Low level WC. Vanity wash basin with chrome mixer tap and cupboard storage under. Heated chrome towel rail. Fully tiled walls and floor.

### OUTSIDE

Enclosed rear garden accessed from french windows in the Kitchen. Decked area with further gravelled area and access to garage. To the front is a driveway with ample parking and garage.

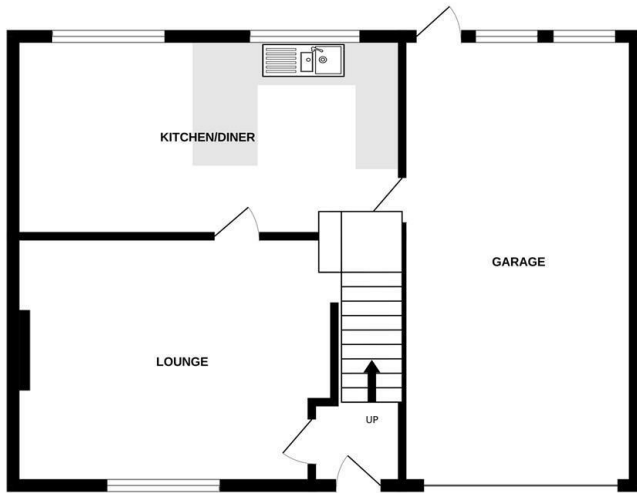
### TENURE

This property is Freehold. Council Tax Band B.

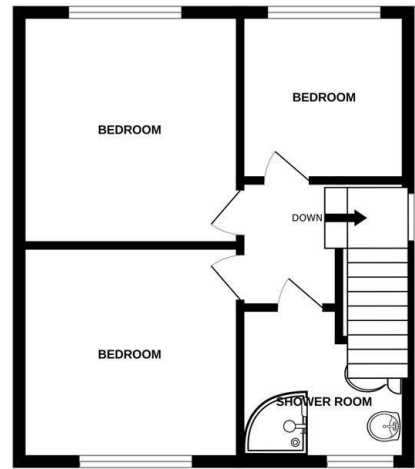




GROUND FLOOR



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) <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 energy efficient - higher running costs		
	73	82
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		

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