



MARVINS
ESTATE AGENTS



80 BELLEVUE ROAD, COWES, PO31 7JR

£259,000

A most charming Victorian Semi Detached House situated in a popular residential street in the heart of Cowes and therefore within easy distance of the town centre and all that Cowes has to offer with its vibrant High Street including a wide variety of Restaurants and shops. The Red Jet terminal is within easy distance allowing easy access to Southampton and links to London.

The property includes two reception rooms along with 2 Bedrooms on the first floor as well as a useful and versatile Attic Room. In addition, there is off-street parking to the front and a sunny South facing rear garden.

With many original features this is a super home that needs to be viewed to be appreciated. The property is also available to purchase with NO ONWARD chain.

COWES OFFICE

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80 BELLEVUE ROAD, COWES, ISLE OF WIGHT PO31 7JR

Front door to Entrance Hall with cloaks cupboard off and radiator.

LOUNGE

12'3" x 12'3" (3.73m x 3.73m)

Front aspect. Radiator. Exposed wood floor. Brick built fireplace.

DINING ROOM

12'2" x 12'2" (3.71m x 3.71m)

Side aspect with glazed door to outside patio. Exposed wood floor. Understairs cupboard. Feature brick fireplace and hearth with inset wood burner. Wood mantle and surround.

KITCHEN

8' x 9'11" (2.44m x 3.02m)

Door to outside patio. Range of units. Single drainer sink unit. Plumbing for dishwasher. Fitted oven and gas hob. Brick fireplace (unused)

LANDING

With access to loft space.

BEDROOM ONE

12'3" x 12'3" (3.73m x 3.73m)

Front aspect. Radiator. Cupboard.

BEDROOM TWO

8' x 12'2" (2.44m x 3.71m)

Side aspect. Radiator.

LOFT SPACE

20' x 8' (6.10m x 2.44m)

Accessed via loft ladder. Useful and versatile space with two velux windows.

BATHROOM

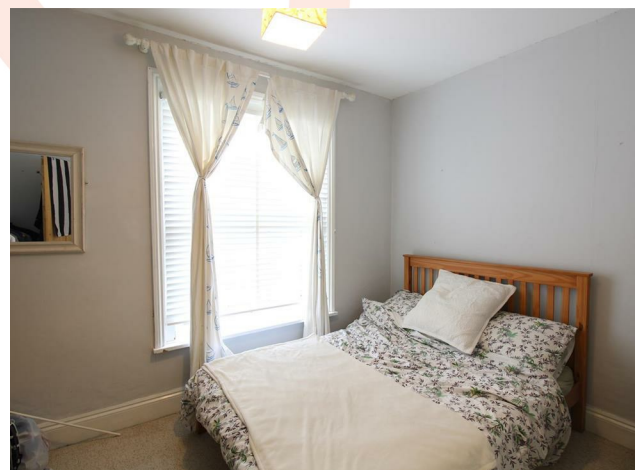
White suite comprising bath with shower over, WC and pedestal hand basin. Towel rail.

OUTSIDE

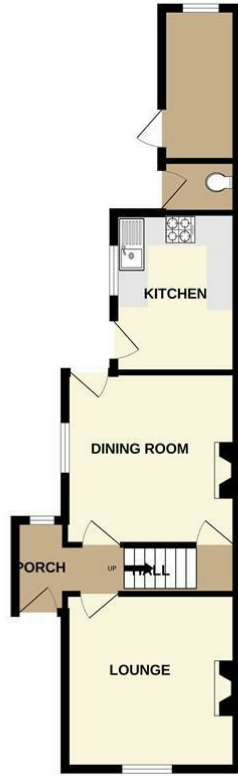
Off street parking to the front including an EV charging point. Rear pleasant south facing garden with deck and patio area. Outside WC. Workshop with plumbing for washing machine.

TENURE

This property is Freehold. Council tax band B







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		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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