



MARVINS
ESTATE AGENTS



24 PLACE ROAD, COWES, PO31 7UA
ASKING PRICE £515,000

This detached four bedroom family home is located in a most convenient position to Cowes town and easy access with bus routes etc to Newport. It has enjoyed expansion by the present vendors to form a substantial four bedrooms, two bathroom house with a large ground floor kitchen/diner extension and separate ground floor lounge. This property also offers flexible accommodation which could be very attractive to those wishing to work from home. Cowes enjoys a high speed passenger service to the mainland along with a vibrant high street and many sailing clubs. To the rear of the property there is a large garden backing on to the recreation ground, offering ample space for use by all members of the family. To the front of the property there is car hardstanding and planted garden borders with a driveway leading to the garage at the rear. Gas central heating and double glazing installed.

COWES OFFICE

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

WWW.MARVINS.CO.UK

24 PLACE ROAD, COWES, ISLE OF WIGHT PO31 7UA

Twin glazed door to:

ENTRANCE PORCH

Glazed door to:

ENTRANCE HALL

Radiator. Stairs to upper floor off.

CLOAKROOM

Low level WC and wash basin.

LOUNGE

12' x 12'8" (3.66m x 3.86m)

Double glazed bay window. Radiator.

SITTING ROOM

11'8" x 11'11" (3.56m x 3.63m)

Radiator. Large square opening to:

KITCHEN/DINER

18'2" x 18'9" max (5.54m x 5.72m max)

L Shaped. Range of modern floor and wall cupboards. Solid wood worktops. Inset enamel sink unit with mixer tap over. Plumbing for dishwasher. Cupboard housing vaillant boiler. Plumbing for washing machine. Space for tumble dryer. 2 radiators. Space for range cooker with stainless steel extractor over. Built in microwave. Bifold doors to garden.

FIRST FLOOR LANDING

Overstairs cupboard. Loft access.

BEDROOM ONE

13'2" x 11'11" max (4.01m x 3.63m max)

Double glazed bay window with westerly outlook. Radiator. Built in wardrobe cupboards.

SHOWER ROOM

Large corner shower cubicle. Low level WC. Pedestal wash basin. Towel rail/radiator. Double glazed window. Tiled floor.

BATHROOM

Panelled bath with electric shower over. Low level WC, pedestal wash basin. Towel rail/radiator.

BEDROOM TWO

11'11" x 8'7" (3.63m x 2.62m)

Double glazed window. Radiator.

BEDROOM THREE

11'11" x 8'10" (3.63m x 2.69m)

Double glazed window overlooking the gardens. Radiator.

BEDROOM FOUR

8'9" x 11'11" (2.67m x 3.63m)

Double glazed window. Radiator.

OUTSIDE

Car hardstanding to the front. Garage with power and light to the rear. Large long rear gardens backing on to the recreation ground with small decked area. Laid mainly to lawn. Timber garden shed.

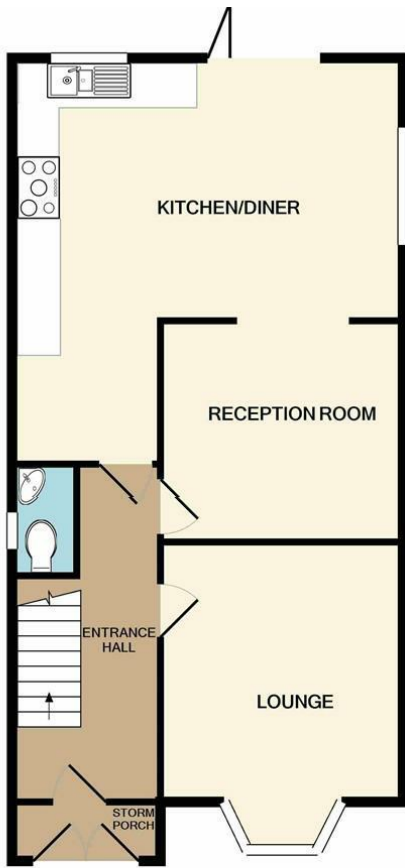
TENURE

This property is Freehold. Council tax band D

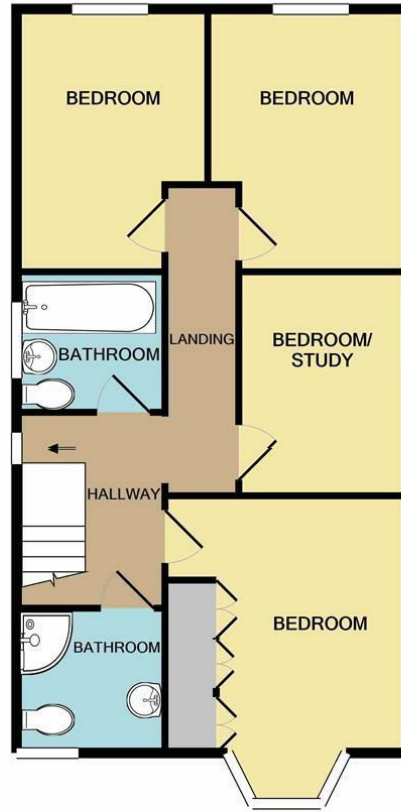








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2020



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			
England & Wales		74	80
		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	

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