



MARVINS
ESTATE AGENTS



8 PLACE ROAD, COWES, PO31 7UA **ASKING PRICE £425,000**

An absolute must-see property! Situated in a popular and convenient location close to local amenities including ferry links to Southampton, is this super 3 Bedroom Semi Detached House which has been tastefully improved, in particular on the ground floor, to provide a super open-plan living space off the rear linking perfectly the inside with the outside space. The contemporary extension opens up from the Kitchen and is versatile in its use as a living space. Skylight windows and sliding doors promote an abundance of natural light and the aspect over the large rear garden is lovely. In addition the home includes an attractive Kitchen, Lounge with Bay window and then 3 Bedrooms - one in the roof space for extra character.

The rear garden is long and perfect for the family or for those who enjoy gardening. A local recreation ground backs on to the garden. Ample parking is found to the front.

You won't want to miss out on this home so we urge you to make an appointment to view as soon as possible.

COWES OFFICE

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

FRONT PORCH

Front door to Reception hall. Side aspect. Radiator. Stairs off.

CLOAKROOM

Comprising WC, vanity unit with inset Handbasin. Radiator.

LOUNGE

11'11 x 11'10 (3.63m x 3.61m)

With a front aspect via the Bay window. Attractive Fireplace with inset coal effect gas fire. Radiator.

KITCHEN

10'11 x 13'04 (3.33m x 4.06m)

Stylish and attractive fitted Kitchen which opens up to the extended open-plan living space. The Kitchen includes a comprehensive range of wall and floor units with wood laminate worktops to compliment. LVT flooring. Gas hob. Built-in 'Indesit' oven. Plumbing for a dishwasher. Sink unit.

LIVING AREA

15'01 x 16'11 (4.60m x 5.16m)

A main feature of the home. A super ground floor extension to provide an open-plan versatile living space with sliding doors onto the outside terrace, therefore blending indoor and outdoor living. Skylight windows to maximise the natural light. A lovely aspect over the garden is enjoyed. LVT flooring compliments the overall decor and feel. Two radiators.

UTILITY ROOM

6'11 x 5'08 (2.11m x 1.73m)

Efficient use of space and includes plumbing for a washing machine along with a sink unit. Door to outside. Radiator.

FIRST FLOOR LANDING

With further stairs off to Bedroom 3. Space for easy chairs, bookcase etc.. Radiator.

BATHROOM

Comprising bath, separate shower, WC and handbasin. Heated towel rail. Radiator.

BEDROOM 1

9'10 (to wardrobe) x 11'11 (ex bay) (3.00m (to wardrobe) x 3.63m (ex bay))

Front aspect via Bay window. Wardrobes. Radiator.

BEDROOM 2

10'11 x 13'05 (3.33m x 4.09m)

Super aspect over the rear garden and park beyond. Radiator.

BEDROOM 3

13'10 x 11'03 (4.22m x 3.43m)

In the roof space and therefore full of character. Again, taking advantage of the aspect over the rear garden and park beyond. Electric wall heater.

There is a large walk-in room/storage area which was originally part of the bedroom and could therefore

easily revert to provide for more bedroom space. Measures: 11'03 x 4'09

OUTSIDE

The property is approached off Place Road to a hardstanding area for at least two vehicles. Side access is provided to the rear. As you can see from the pictures there is a long rear garden which is predominantly laid to lawn and well cared for. It's the perfect garden for children or those who enjoy gardening. The local recreation ground sits behind the garden. Power is supplied to the top garden building. A patio terrace sits off the rear of the property which is the perfect place in which to enjoy the garden. Along the side of the property is an outside shower. One garden shed is included and a recreational wooden garden bar.

TENURE

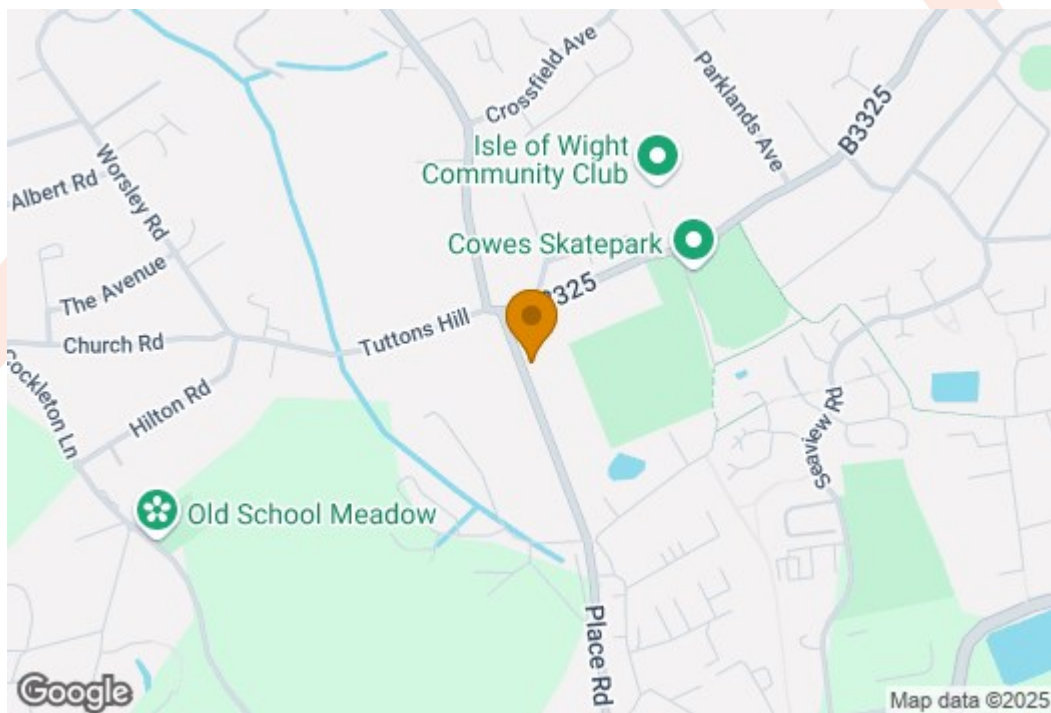
This property is Freehold.
Council Tax Band C







Total area: approx. 147.1 sq. metres (1583.0 sq. feet)
 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		83
(81-91) B		
(69-80) C	73	
(55-68) D		
(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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