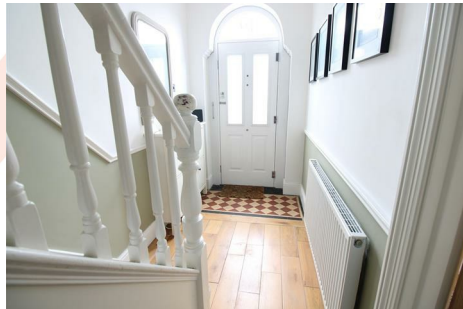




**MARVINS**  
ESTATE AGENTS



**19 PLACE ROAD, COWES, PO31 7UA**

**PRICE £480,000**

A detached three/four Bedroom home located conveniently to Cowes town with its high speed passenger service to Southampton, vibrant High Street and sailing facilities. This family home has been extensively extended to the rear and offers a modern and spacious open plan Kitchen and Living Area opening up on to the large rear garden. Also at this level there is a Dining Room, Snug Sitting Area, Utility Room, Shower room with WC and Bedroom 4 or further Reception Area. First floor accommodation includes the Master bedroom with Dressing Room off and En-suite Shower Room, two further Bedrooms and family Bathroom. There is also a very large fully boarded loft space. Rear gardens extend from the large decked patio area. Definitely not what it appears from first glance, internal viewing is a must to appreciate.

**COWES OFFICE**

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## GROUND FLOOR

Double glazed entrance door to:

### ENTRANCE HALL

Stairs to upper floor off. Radiator. Attractive wood flooring. Cupboard housing Glow Worm gas boiler. Understairs storage cupboard.

### FRONT ROOM/BEDROOM

11'11" x 14' max (3.63m x 4.27m max)

Double glazed bay window. Fireplace with fitted solid fuel stove. Radiator. Matching wood flooring.

### DINING ROOM

12' x 10'11" (3.66m x 3.33m)

Matching wood flooring. Radiator. Fitted solid fuel stove. Square opening to:

### SITTING AREA

6'6" x 10'4" (1.98m x 3.15m)

Square opening into Kitchen/Living Room. Glazed door to:

### UTILITY ROOM

6'5" x 6'4" (1.96m x 1.93m)

Fitted with a range of floor and wall cupboards with worktops over. Sink with mixer tap. Plumbing for dishwasher and space for tumble dryer. Double glazed side door to rear terrace.

### SHOWER ROOM

Suite comprising pedestal washbasin, low level WC and corner shower unit.

### KITCHEN/LIVING ROOM

27'10" x 15' (8.48m x 4.57m)

Fitted with a range of modern floor and wall cupboards with worktops over. Integrated dishwasher and microwave. Space for range cooker. Stainless steel extractor fan over. Space for American fridge/freezer. Double glazed windows and French Doors to decked patio. Two radiators.

## FIRST FLOOR

Landing with doors off to:

### BEDROOM ONE

11'11" x 10'11" (3.63m x 3.33m)

Open plan to:

### DRESSING ROOM

7'5" x 7'3" excluding wardrobe space (2.26m x 2.21m excluding wardrobe space)

Built in wardrobe cupboards. Radiator. Double glazed window with views to the West.

### ENSUITE SHOWER ROOM

Corner shower cubicle. Low level WC, pedestal washbasin, towel rail/radiator. Double glazed window. Radiator.

### BEDROOM TWO

9'4" x 11'11" (2.84m x 3.63m)

Double glazed window. Radiator.

### BEDROOM THREE

7'7" x 7'1" (2.31m x 2.16m)

Double glazed window. Radiator. Loft access with drop down ladder, large loft space which is fully boarded with light.

### FAMILY BATHROOM

Suite comprising panelled bath with mixer tap and shower attachment over, Low Level WC, pedestal washbasin, towel rail/radiator, Tiled floor and walls.

## OUTSIDE

To the front of the property there is off road car parking for two vehicles. Side access leads to the extensive long rear garden laid mainly to lawn. Within the garden area at the rear of the plot are two good size workshops/stores. Directly accessed from the rear Living Area is a large decked patio area which opens to the garden and gives access to a Hot Tub included in the sale.

## TENURE

Freehold.

Council Tax Band C

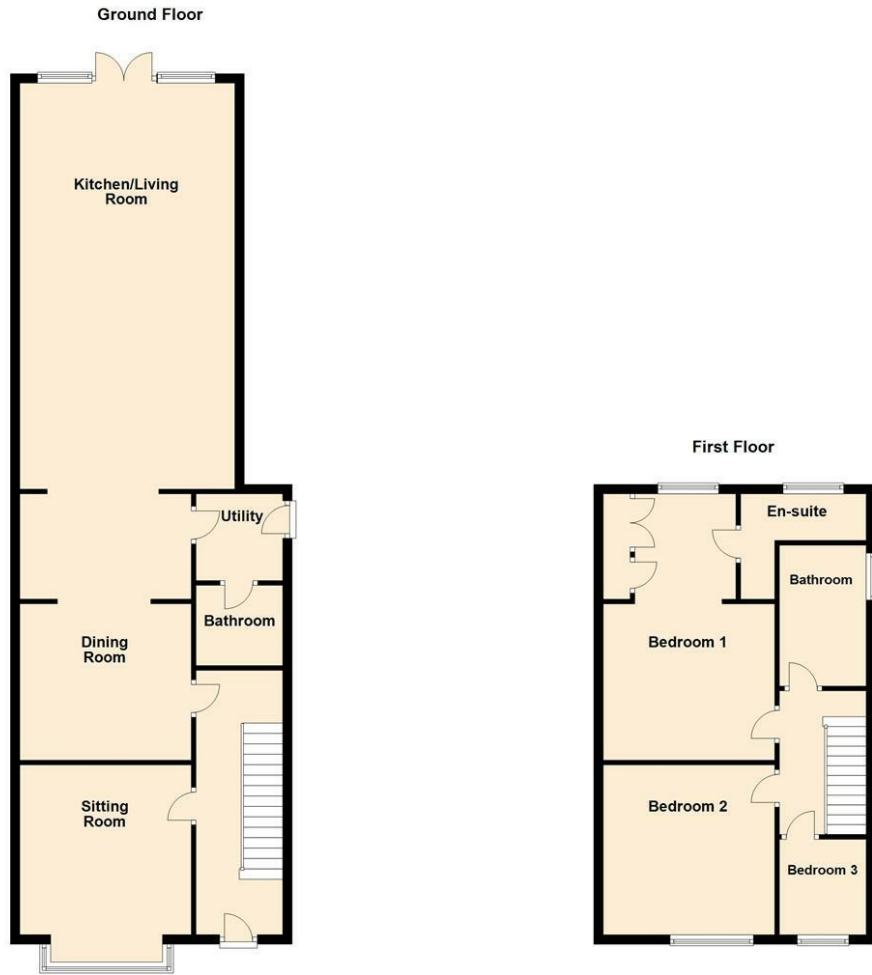












Total area: approx. 146.2 sq. metres (1573.4 sq. feet)  
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	70	82
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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