



**MARVINS**  
ESTATE AGENTS



## 128 PARK ROAD, COWES, PO31 7LZ PRICE £254,750

This simply stunning home is an absolute must-see. Deceptively spacious, this super terraced home combines period charm with contemporary living, perfectly. Completely upgraded by the present owner in recent times, the property features a superb open-plan living space on the ground floor incorporating the lounge and dining areas along with a fabulous Kitchen to the rear with its comprehensive range of glossy grey fronted units, topped by oak block worksurfaces and including integrated oven; induction hob with extractor over; slimline dishwasher and coffee maker. French style doors lead to the outside area. On the first floor, two good sized single bedrooms and the stylish shower room, with the main double bedroom on the second floor enjoying views over Cowes and towards the Solent. The outside space enjoys a raised deck leading out from french doors, with steps down to the enclosed, lawned area. The property is conveniently located for Schools, Parks and also ferry links to Southampton. We look forward to showing you over.

### COWES OFFICE

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UPVC double glazed front entrance door to:

### LIVING AREA

35'5" max x 14' max (10.80m max x 4.27m max)

A superb open-plan living space incorporating a Lounge area, Dining and the Kitchen. The open tread stair case offers separation between the Lounge and Dining areas. Natural light from both front and rear aspects fill the space. The Kitchen area lies to the rear.

### KITCHEN

8'2 x 6'8 (2.49m x 2.03m)

A beautifully contemporary styled Kitchen with a comprehensive range of pale grey glossy fronted units, complemented by oak block work surfaces which create a breakfast bar area to one length, dividing this section off from the dining space. The breakfast bar features the wide induction hob, with a circular extractor hood above and the Kitchen also features an eye-level oven; integrated slimline dishwasher and an integrated coffee maker. There are additional spaces for a washing machine and fridge/freezer. Dark grey aluminium coated French doors open up to the raised decked terrace at the rear.



Stairs to:

### FIRST FLOOR LANDING

A spacious, open landing with stairs off to the second floor and a large built in double cupboard providing storage and housing the gas fired wall mounted boiler. Doors to:



### BEDROOM TWO

11'1" x 6'10" (3.38m x 2.08m)

A generous sized single bedroom in grey decor with a front aspect via double glazed window.

### BEDROOM THREE

11'1" x 6'9" (3.38m x 2.06m)

Another matching single bedroom with a front aspect via double glazed window.



### SHOWER ROOM

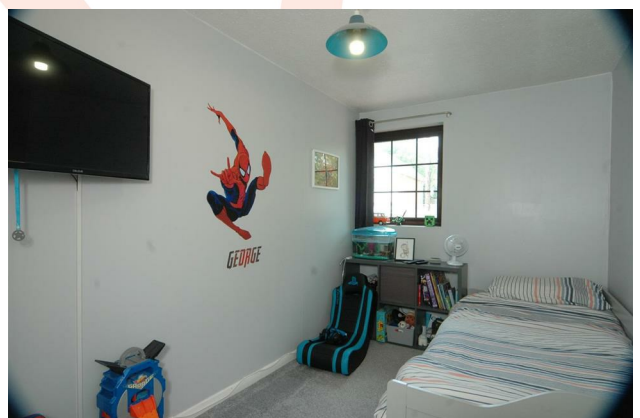
Contemporary white suite of WC, wash hand basin and walk-in shower.. Large matte grey marbled tiling to the walls and a built in double storage cupboard. Opaque with to the rear.

Stairs to:

### BEDROOM ONE

15'3" max x 14' (4.65m max x 4.27m)

A super double bedroom with sloped ceilings and a large double glazed dormer window providing a super aspect over Cowes town along with views towards the Solent.



### OUTSIDE

A raised decked terrace has steps down to an enclosed lawned garden providing a blank canvas to create your own haven. A handy brick store sits to one corner.

### 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) <b>A</b>		<b>87</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>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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