



**MARVINS**  
ESTATE AGENTS



**208 MILL HILL ROAD, COWES, PO31 7EN**

**PRICE £260,000**

Situated in Mill Hill Road in Cowes, this three-bedroom semi detached house presents an excellent opportunity for families and individuals alike.

The accommodation comprises lounge, dining room, cloakroom, Bathroom and kitchen on the ground floor, with three bedrooms on the first floor. There is also a large loft space. It benefits from a good size rear garden and parking to the front of the property for two vehicles.

The property offers scope for improvement, and together with its prime location and spacious layout, is not to be missed. Whether you are looking to settle down or invest, this home on Mill Hill Road is a fantastic choice. **VIEWING BY APPOINTMENT**

**COWES OFFICE**

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## GROUND FLOOR

Double glazed door into:

## HALLWAY

Radiator. Stairs to upper floor off. Door to:

## LOUNGE

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

Double glazed bay window to front. Chimney breast with opening. Radiator. Stripped wooden flooring. Opening to:

## DINING ROOM

11'2 x 10'5 max (3.40m x 3.18m max)

Double glazed window to rear. Tiled fireplace. Stripped wooden floorboards. Doors to:

## CLOAKROOM

5'5 x 3'4 (1.65m x 1.02m)

White suite comprising low level WC. Vanity wash hand basin with chrome mixer tap over. Partly tiled walls. Understairs storage space housing electrical fuse box. Small window to side.

## BATHROOM

5'4 x 7'5 (1.63m x 2.26m)

White suite comprising panelled bath with chrome mixer taps and shower attachment over. Low level WC. Pedestal washbasin with chrome mixer tap over. Heated chrome towel rail. Tiled walls and laminate wood effect flooring.

## KITCHEN

11'10 x 8'11 (3.61m x 2.72m)

Two double glazed windows with double glazed door leading out to rear gardens. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink with chrome mixer tap over. Integral gas hob with electric fan oven under. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks. Laminate wood effect flooring.

## FIRST FLOOR

## LANDING

Access to attic room with Velux window. Doors off to:

## BEDROOM ONE

16'2 max x 11'8 (4.93m max x 3.56m)

Double glazed window to front. Tiled fireplace with grate. Built in wardrobe. Further built in cupboard housing Vaillant gas boiler. Radiator.

## BEDROOM TWO

11'2 x 7'4 (3.40m x 2.24m)

Double glazed window to rear. Radiator.

## BEDROOM THREE

8'5 x 7'10 (2.57m x 2.39m)

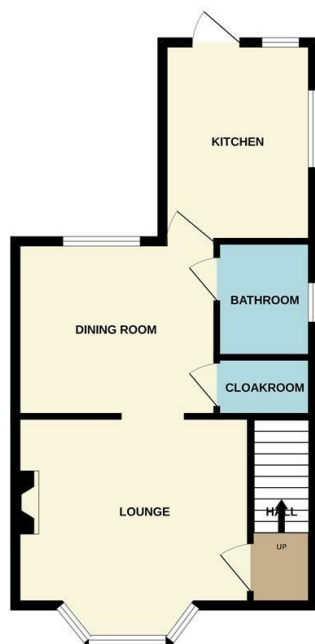
Double glazed window to rear. Radiator.

## OUTSIDE

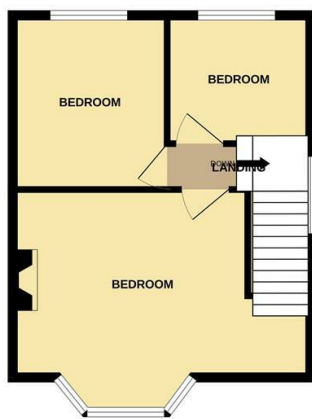
To the front of the property is a paved driveway with parking for 2 vehicles. Side access to rear gardens. To the rear is a good sized enclosed garden, laid mainly to lawn with gravelled patio area and a further gravelled area to the side. Two substantial timber sheds/summer houses. Further garden storage unit.



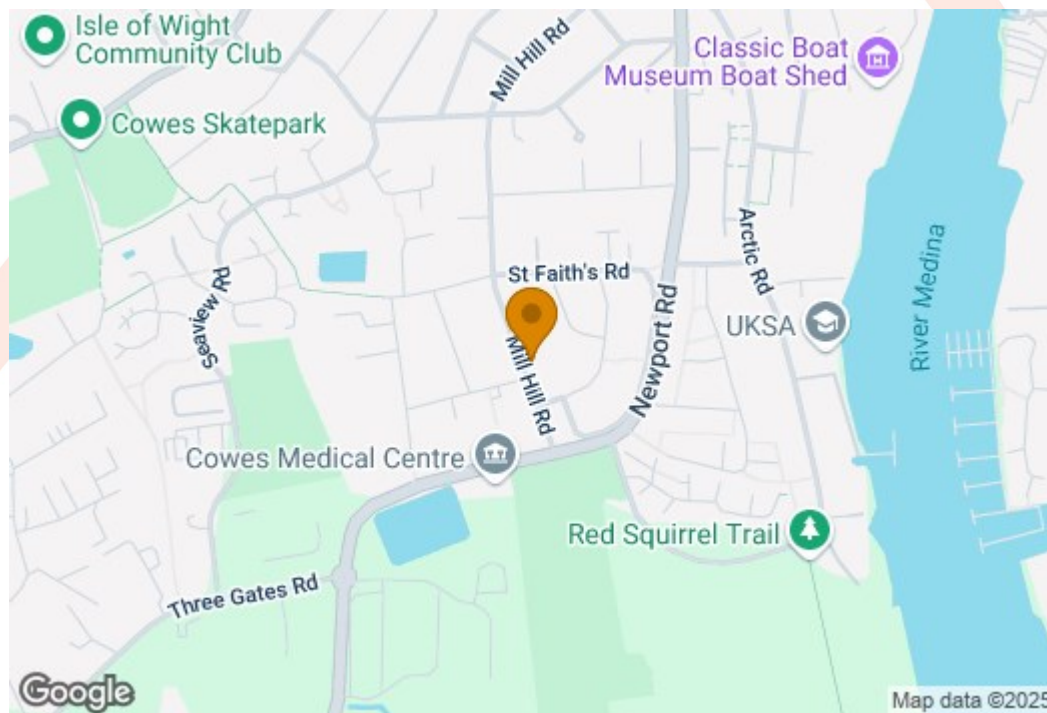
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</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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