



MARVINS
ESTATE AGENTS



28 BELLEVUE ROAD, COWES, PO31 7HL

£325,000

A three bedroom Edwardian family home located in popular Bellevue Road. Convenient for Cowes town, shops, bus routes and the high speed passenger service to Southampton. Ground floor accommodation includes a Lounge, Dining Room, good size Kitchen and Conservatory with access to the rear garden. The first floor offers three Bedrooms and Bathroom. Access with retractable ladder leads to a large loft space, fully lined and floored with Velux window lights. Gas heating and double glazing. Off road parking adds to the appeal of this home. Call now to arrange a viewing.

COWES OFFICE

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

WWW.MARVINS.CO.UK

28 BELLEVUE ROAD, COWES, ISLE OF WIGHT PO31 7HL

Glazed side entrance door to:

ENTRANCE HALL

Stairs to upper floors off. Radiator.

LOUNGE

11'5" x 14'7" in to bay (3.48m x 4.45m in to bay)

Double glazed bay window. Radiator. Attractive stripped wood floor.

DINING ROOM

11'9" x 11'5" (3.58m x 3.48m)

Stripped wood floor. Radiator. Double glazed window. Large arched opening to:

KITCHEN

17'3" x 7'11" (5.26m x 2.41m)

Range of fitted floor and wall cupboards with bevel edged worktops. Inset sink with mixer tap over. Plumbing for washing machine and dishwasher. Fitted ceramic electric hob and built in electric cooker below. Stainless steel extractor filter canopy over. Folding glazed doors to:

CONSERVATORY

9'4" x 9'2" (2.84m x 2.79m)

Double glazed doors to patio and garden. Radiator.

FIRST FLOOR

Landing with radiator. Loft access with retractable ladder leading to loft space.

BEDROOM ONE

11'5" x 11'11" (3.48m x 3.63m)

Double glazed window. Radiator.

BEDROOM TWO

11'4" x 8'11" (3.45m x 2.72m)

Double glazed window. Radiator.

BEDROOM THREE

8' x 8'1" (2.44m x 2.46m)

Double glazed window. Radiator.

BATHROOM

Low level WC, pedestal wash basin and shaped panelled bath with shower over. Towel rail/radiator. Double glazed window.

Top Floor

LARGE LOFT ROOM/SPACE

Floored and lined with Velux window lights.

OUTSIDE

Off road car parking to the front. Side access leads to the rear garden laid to lawn with patio area. Timber Summer House.

TENURE

This property is Freehold. Council tax band B.



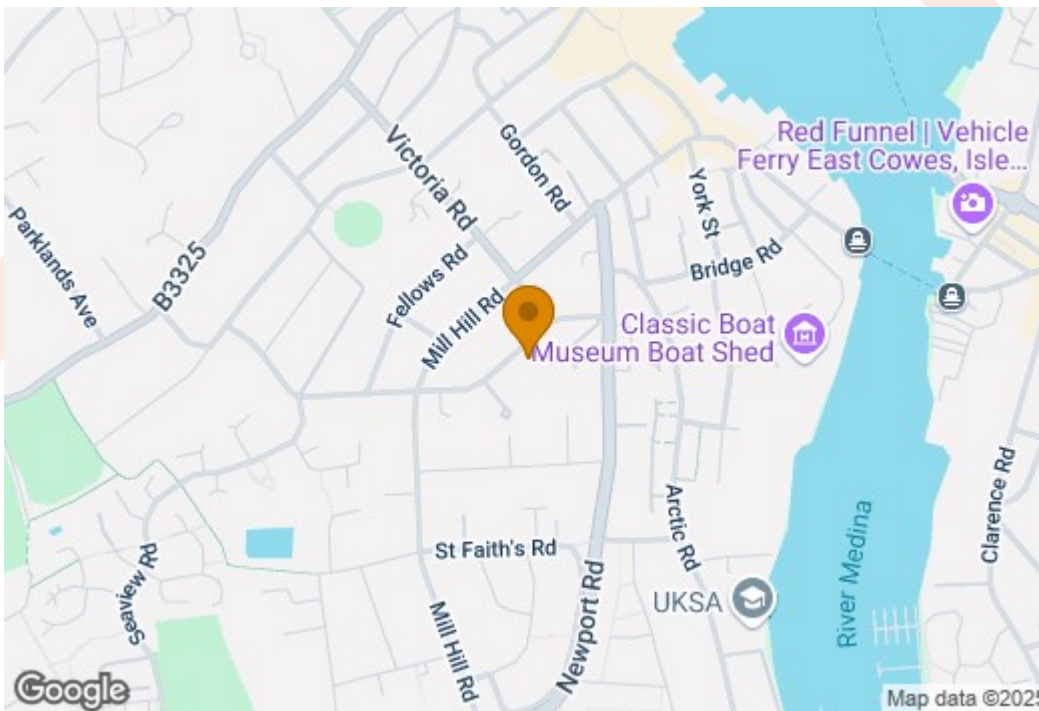


GROUND FLOOR

1ST FLOOR



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) 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		
	58	85
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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