



MARVINS
ESTATE AGENTS



47 GORDON ROAD, COWES, PO31 7SL

£410,000

A wonderful opportunity to acquire extensively extended Victorian semi-detached home. This three bedroom house has been almost doubled in size to offer very spacious, bright and airy contemporary accommodation with lovely bi folding doors opening from the large rear open plan living area to the southerly mature gardens behind. The first floor accommodation incorporates three double bedrooms with a family bathroom including shower, and ensuite WC to the front bedroom. Three of the rooms have remote control Velux window lights and there is a Juliet balcony to the rear bedroom overlooking the gardens and the sylvan outlook behind. Gas fired boiler supplying central heating and double glazing. Makes an excellent full time residence or lock up and leave. close to all local amenities including the high speed passenger ferry service to Southampton Viewing is very much recommended by appointment

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Double glazed Entrance Door to:

ENTRANCE HALL

Stairway to upper floor off. Radiator. Plantation Blind.

LOUNGE

14'2" x 11'7" (4.32m x 3.53m)

Double glazed bay window in to bay. Open brick fireplace with stone hearth. Radiator. Plantation Blinds.

UTILITY ROOM

7' x 11" x 6'9" (2.13m x 3.35m x 2.06m)

Range of fitted floor and wall cupboards. Single drainer sink unit with mixer tap over. Plumbing for washing machine. Space for Fridge/Freezer Radiator.

CLOAKROOM

Low level WC.

OPEN PLAN KITCHEN/LIVING AREA

27'1" x 13'8" (8.26m x 4.17m)

Range of modern floor and wall cupboards with breakfast bar area. Gas hob with stainless steel extractor hood over. Built in electric oven below. Integrated dishwasher. Built in fridge. One and a half bowl single sink unit with mixer tap over. Vaillant boiler. Two radiators. Bi fold doors to patio and gardens.

FIRST FLOOR

Landing. Radiator.

BEDROOM ONE

12'2" x 11' (3.71m x 3.35m)

Double glazed twin french doors to Juliet balcony. Radiator. Velux skylight with remote wall control.

BEDROOM TWO

11'7" x 11'11" (3.53m x 3.63m)

Radiator. Double glazed window. En-suite WC and wash basin.

BEDROOM THREE

12'6" x 8'10" (3.81m x 2.69m)

Radiator. Double glazed window and velux skylight with remote wall control.

BATHROOM

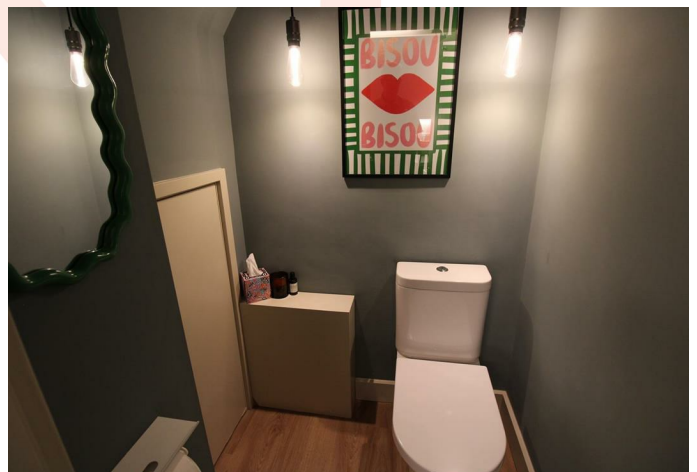
Panelled bath. Low level WC, pedestal wash basin. Towel rail/radiator. Shower cubicle. Velux skylight with remote wall control.

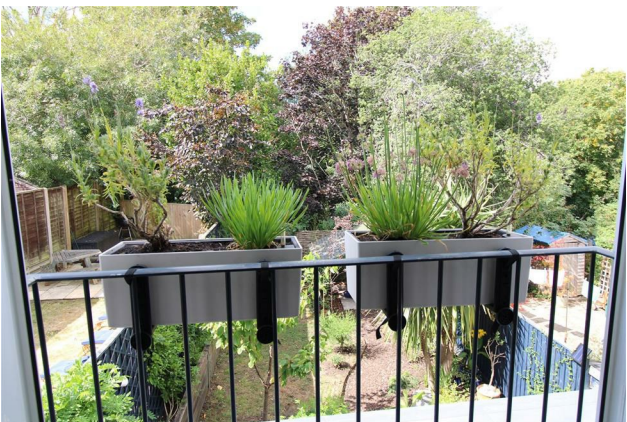
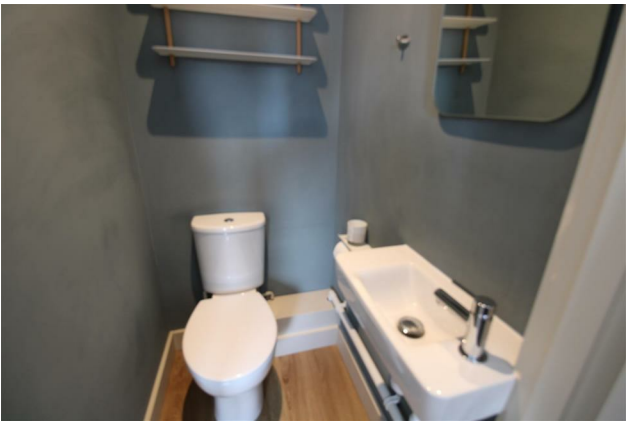
OUTSIDE

Very wide side access leads to the enclosed rear garden with a good size patio area and mature green gardens laid partly to lawn with a wide variety of interesting trees and plants. Ornamental pond and timber garden store. This garden is very wild life friendly, with many visitors.

TENURE

This property is Freehold. Council tax band B.

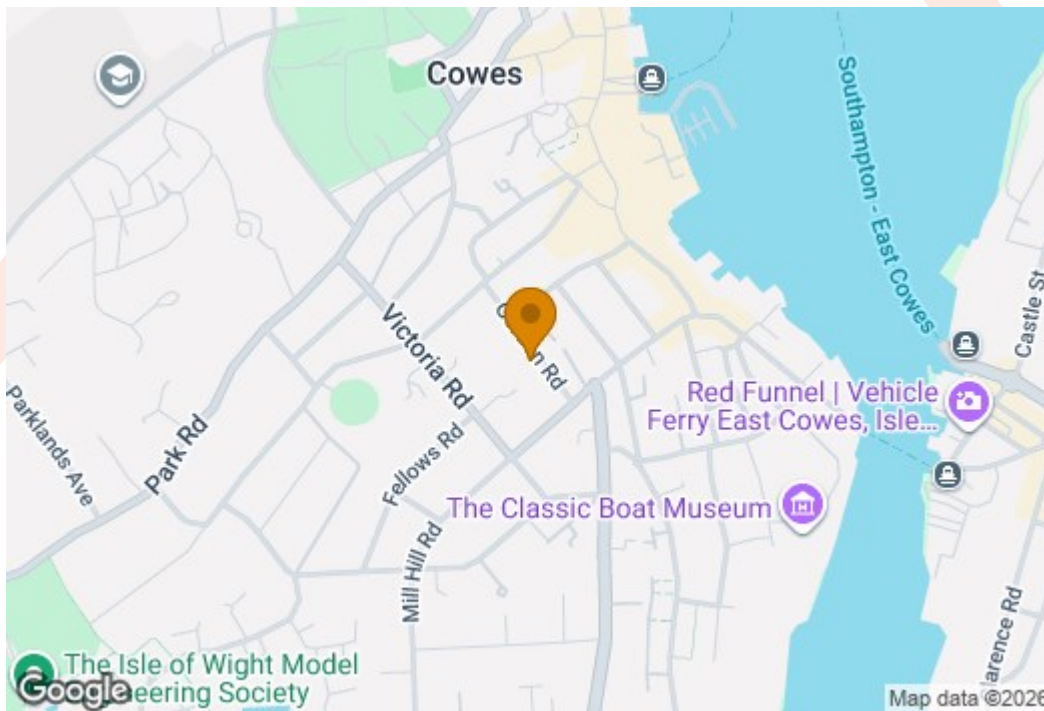








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) A		82
(81-91) B		
(69-80) C	70	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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