



MARVINS
ESTATE AGENTS



39 VICTORIA ROAD, COWES, PO31 7JH

PRICE £315,000

An attractive and imposing end-of-terrace house, prominently positioned on the corner of Victoria Road and Moorgreen Road, and therefore within easy walking distance of Cowes town centre and the Red Jet ferry service to Southampton.

The property benefits from the rare advantage of off-road parking and has recently undergone significant investment, now offering a superb open-plan living environment. A bright conservatory extends from the main living space, creating a wonderful area to enjoy the natural light, a stylish contemporary kitchen completes the ground floor.

The accommodation is both flexible and well-proportioned, offering three or four bedrooms depending on individual requirements, as illustrated by the floor plan.

To the rear, the outside space has been thoughtfully designed for ease of maintenance while still providing an attractive area to sit and enjoy the afternoon sun.

With its convenient location, modern presentation and versatile layout, this appealing home is likely to suit a wide range of buyers, particularly couples seeking convenience and low-maintenance living, as well as young families looking for flexible accommodation close to local amenities and transport links.

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ENTRANCE

Entrance door. Radiator.

SITTING ROOM/ RECEPTION ROOM

10'1" x 9'3" (3.07m x 2.82m)

A versatile room that could be used as a bedroom, reception room or perhaps home office.

LIVING AREA/DINING ROOM

12' x 12'8" (3.66m x 3.86m)

Extensive works were carried out to create a superb open plan living space which incorporates a Dining Area opening in to the Kitchen. Off this area is the Conservatory which promotes much natural light and opens to the outside.

KITCHEN

8'9" x 8'11" (2.67m x 2.72m)

The Kitchen area is off the living space and features a contemporary designed Kitchen with a comprehensive range of units and attractive wooden counter tops to complement. There is a cooking range with a 5 ring gas hob and integrated dishwasher and fridge. Access to outside.

CONSERVATORY

8'1" x 8'3" (2.46m x 2.51m)

Providing natural light and opens to outside.

LOUNGE

12'7" x 8'3" (3.84m x 2.51m)

Front aspect. Radiator.

FIRST FLOOR

Landing. Stairs off.

BEDROOM ONE

11'2" x 13'1" (3.40m x 3.99m)

Front aspect. Built in wardrobe. Radiator.

ATTIC ROOM

12'3" x 12'3" (3.73m x 3.73m)

Radiator. Harbour views. Character sloping ceilings.

BEDROOM THREE/UTILITY

8'1" x 7'1" (2.46m x 2.16m)

Rear aspect. Currently arranged as a Utility Room.

BEDROOM TWO

12'8" x 7'10" (3.86m x 2.39m)

SHOWER ROOM

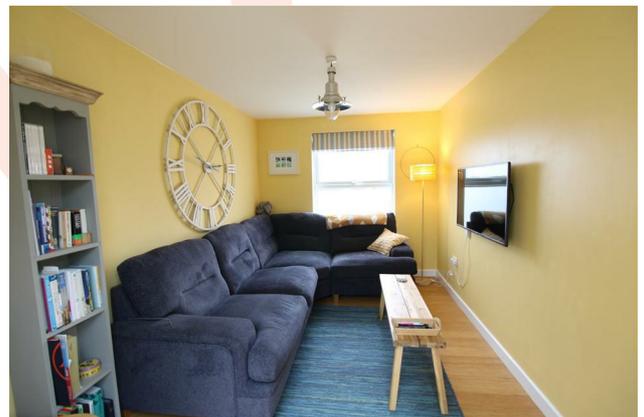
Contemporary Suite including a large walk-in shower, WC and vanity wash unit with inset basin.

OUTSIDE

All-important parking is accessed off Moorgreen Road to the side of the property. The main amenity space is to the rear and has been efficiently designed and includes an attractive courtyard - a super sun trap for afternoon sun. An efficiently designed shed is also incorporated. Finally, also included is a most useful Shower Room which includes a shower cubicle, WC and handbasin. Accessed from outside this is an useful addition to the property - ideal if you've just come from your beach swim and want to shower down!

TENURE

This property is Freehold. Council tax band B.





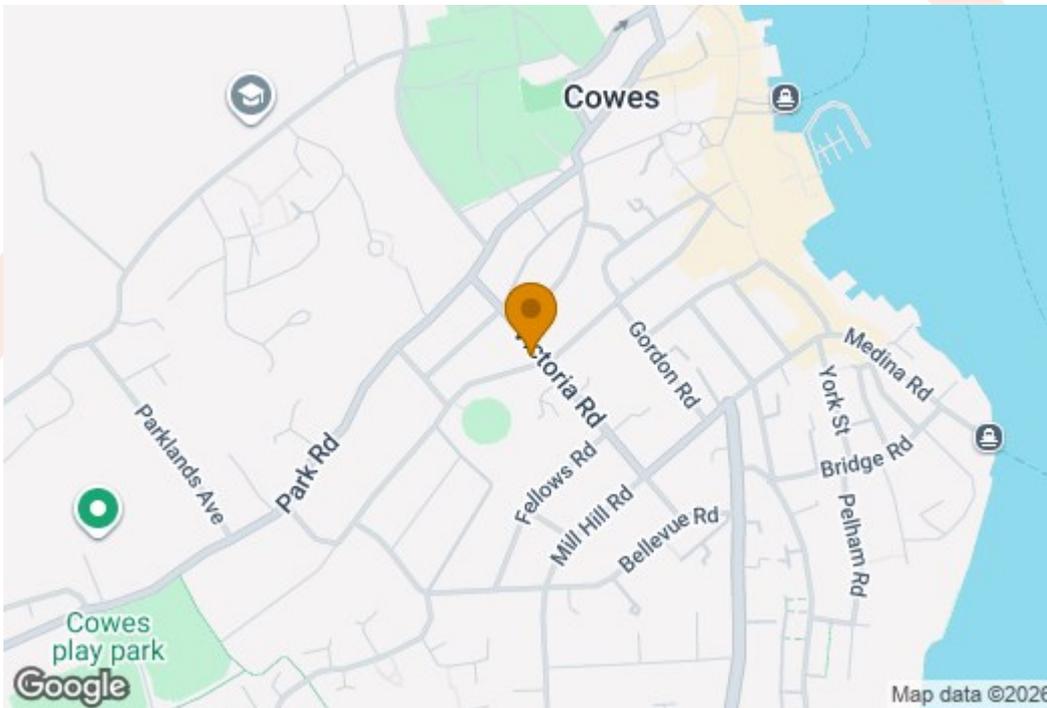
Ground Floor



First Floor



Second Floor



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		
	69	75
England & Wales <small>EU Directive 2002/91/EC</small>		

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 <small>EU Directive 2002/91/EC</small>		

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