



**MARVINS**  
ESTATE AGENTS



## **7 DENMARK ROAD, COWES, PO31 7SY** **PRICE £220,000**

Offered CHAIN FREE, this three-bedroom end of terrace home occupies a highly convenient position just a short walk from Cowes High Street, with its excellent range of shops, restaurants and amenities. The property is also ideally placed for The Parade, renowned sailing facilities and the high-speed passenger ferry service to Southampton.

The ground floor accommodation comprises a comfortable Living Room, separate Dining Room, fitted Kitchen and Cloakroom, with access to an enclosed courtyard rear garden. To the first floor are three well-proportioned Bedrooms and the family Bathroom.

The property benefits from gas fired central heating and double glazing throughout.

Now requiring a programme of modernisation and updating, this property presents an excellent opportunity for purchasers to create a home to their own specification. Ideally suited as a permanent residence, holiday home or investment property, early viewing is recommended.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 7 DENMARK ROAD, COWES, ISLE OF WIGHT PO31 7SY

### GROUND FLOOR

Double glazed front door into porch. Double glazed door into:

### HALLWAY

Stairs to upper floor off. Picture rails to walls. Understairs storage cupboard. Radiator. Doors off to:

### LIVING ROOM

12'1 x 13'5 max (3.68m x 4.09m max)

Double glazed bay window to front. Fireplace. Built in storage cupboard housing electric meter. Radiator.

### DINING ROOM

11'1 x 7'9 into chimney recess (3.38m x 2.36m into chimney recess)

Double glazed window to rear. Fireplace. Built in storage cupboard to chimney recess.

### KITCHEN

12'11 x 7'9 max (3.94m x 2.36m max)

Two double glazed windows to side. Fitted with a range of floor and wall cupboards with worktops over. Gas hob with extractor over. Eye level oven. Radiator. Door to:

### REAR PORCH

Radiator. Door to rear garden. Door to:

### CLOAKROOM

4' x 2'11 (1.22m x 0.89m)

Low level WC, pedestal wash hand basin. Wall mounted boiler.

### FIRST FLOOR

### LANDING

Radiator. Doors off to:

### BEDROOM ONE

15'11 x 11'6 max (4.85m x 3.51m max)

Two double glazed windows to front. Fireplace. Radiator.

### BEDROOM TWO

11'2 x 8'8 max (3.40m x 2.64m max)

Double glazed window to rear. Radiator. Built in storage cupboard to chimney recess.

### BATHROOM

5' x 4'9 max (1.52m x 1.45m max)

White suite comprising panelled bath, pedestal wash basin, WC.

### BEDROOM THREE

11'2 x 7'9 max (3.40m x 2.36m max)

Double glazed window to rear. Radiator.

### OUTSIDE

To the rear are steps leading down to an enclosed courtyard garden with timber shed. Gated rear access.

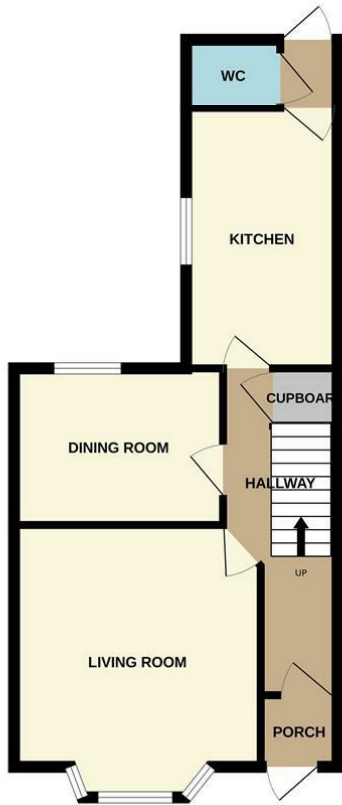
### TENURE

This property is Freehold. Council tax band B.

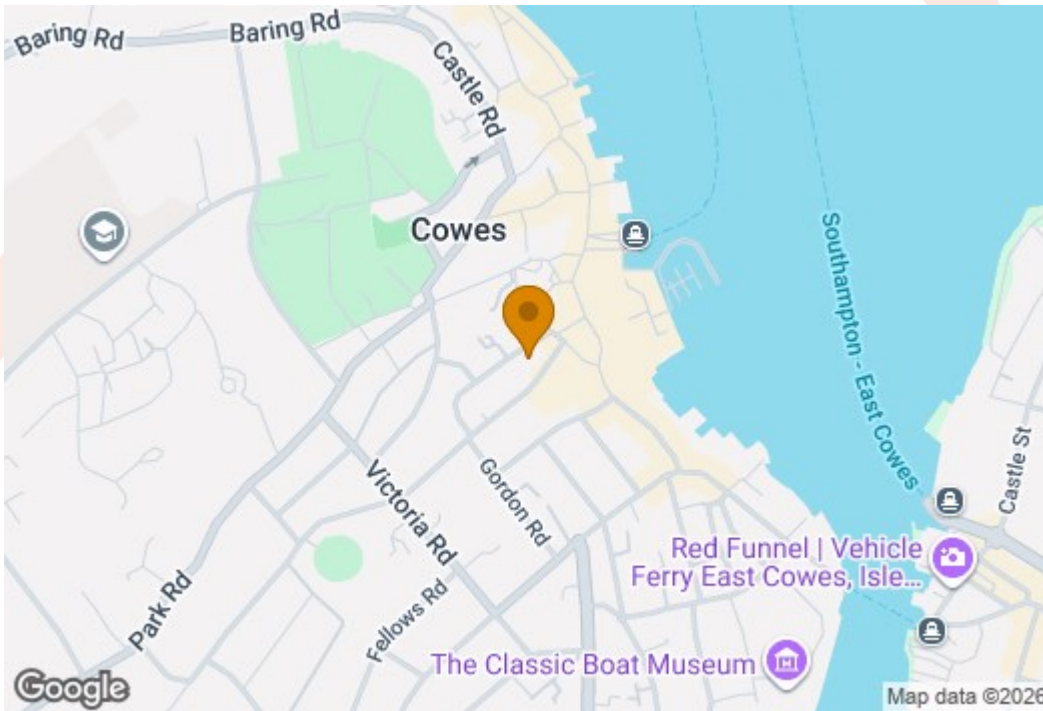


GROUND FLOOR

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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