



MARVINS
ESTATE AGENTS



66 BELLEVUE ROAD, COWES, PO31 7HJ

PRICE £285,000

Stylish and elegant - just two words to describe this stunning home set along a popular residential street in Cowes, close to the town centre, Marinas and connections to Southampton. The current owners have spent much time and effort on their home to provide a contemporary feel without losing the charm and character of its age. From the stylish front door, to the stripped wood floors on the ground floor, to the superb courtyard garden to the rear, this property oozes warmth and feeling. Accommodation includes two reception rooms along with 2 Bedrooms plus an Attic Room which is semi separated to form two useful spaces). Recent upgrading includes the complete refitting of the kitchen area. This is a home that simply must be viewed to be appreciated and we urge you to make your appointment as soon as possible.

COWES OFFICE

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Gated access to porcelain paved front garden. Outside electric point. Contemporary double glazed front door to Reception Hall with exposed floorboards that extend to the Dining Area. Stairs off. Understairs cupboard. Radiator.

LOUNGE

10'8" x 11'8" (3.252 x 3.564)

Double glazed bay window with privacy glass to the lower section. Plantation blinds. Feature fireplace. Radiator.

DINING ROOM

10'7" x 11'11" (3.235 x 3.654)

Open plan from Hall. French style double glazed doors offering a lovely view over the rear courtyard garden. Radiator. Original fireplace. Built-in display shelving either side of chimney breast.

KITCHEN

7'9" x 12'5" (2.375 x 3.791)

Attractive range of new Howdens fitted wall and base units with work surfaces and matching splashbacks over. Side aspect. Integrated Neff double cooker, Neff hob and Neff dishwasher. Stainless steel extractor over cooking area. Single drainer sink unit. Access to Utility Room.

UTILITY ROOM

4'11" x 8'1" (1.524 x 2.480)

Access to outside. Plumbing for washing machine. Space for other appliances. Fitted skylight. Radiator. Door to garden.

CLOAKROOM

Contemporary suite of units with WC and inset vanity hand basin. Skylight window. Radiator.

FIRST FLOOR LANDING

Loft steps to boarded loft space. Stairs lead off the landing to:

ATTIC ROOM

7'10" 11'11" x 11'11" (2.403 3.648 x 3.643)

An attic room which is semi divided in to two room spaces with front and rear aspects Two radiators. This is a versatile space with a range of options.

BEDROOM ONE

11'9" x 11'8" (3.588 x 3.572)

A light room with dual aspect including double glazed bay window. Radiator. Fitted wall to wall wardrobes with integral lighting. Plantation blinds.

BEDROOM TWO

10'7" x 9'1" (min) (3.234 x 2.770 (min))

Rear aspect over garden. Built-in alcove. Radiator.

BATHROOM

8'1" x 12'6" (2.477 x 3.826)

A large bathroom fitted with a contemporary, stylish suite

including 'His & Hers' basins with drawers under, WC, bidet, panelled bath and separate large shower cubicle. Heated towel rail.

OUTSIDE

Forecourt with pathway to the front entrance. We just love what the owners have done with the rear space. A delightful enclosed paved Courtyard area arranged to promote peace and tranquility. Plenty of room for garden tables and BBQ etc. The double doors from the Dining Room open up to the area too for extra feel and convenience. A real treat.

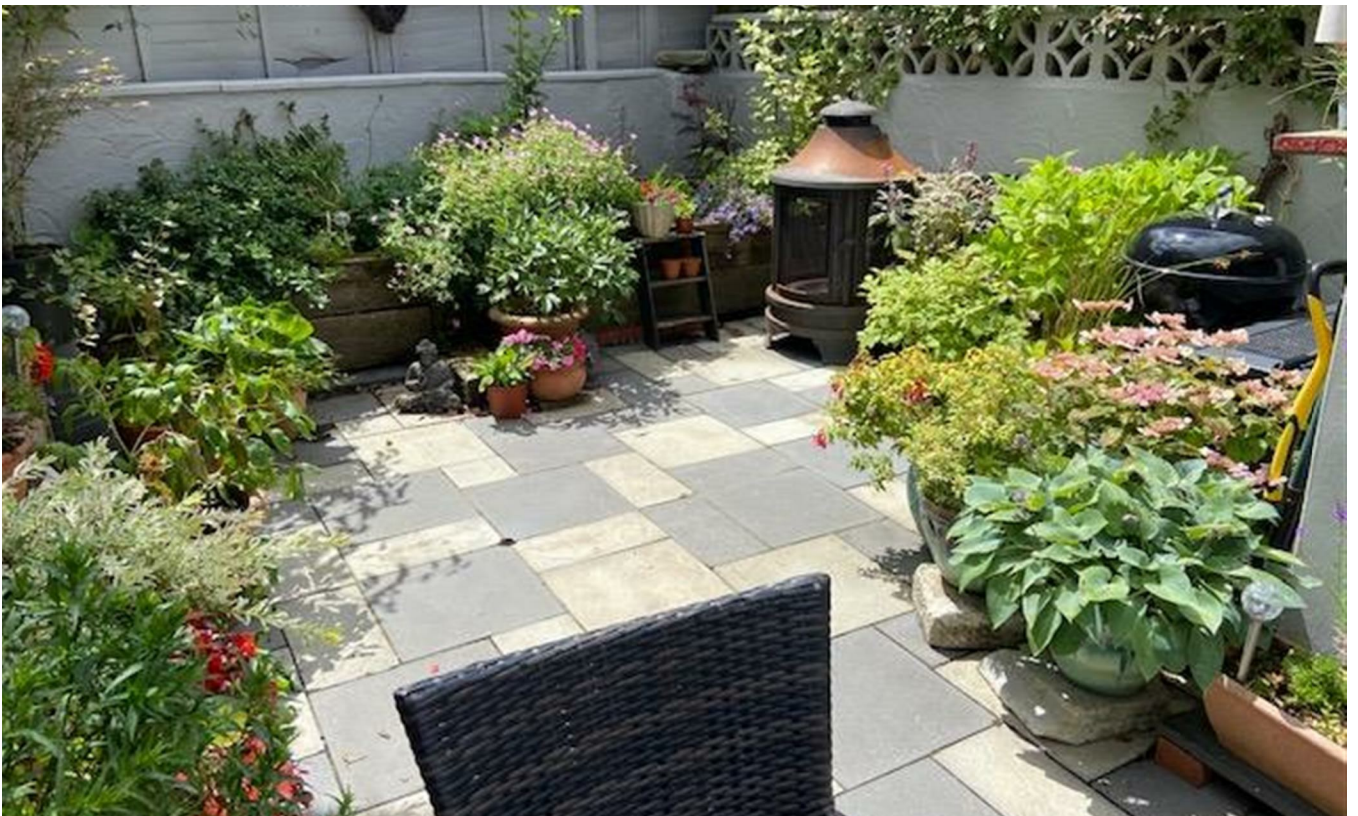
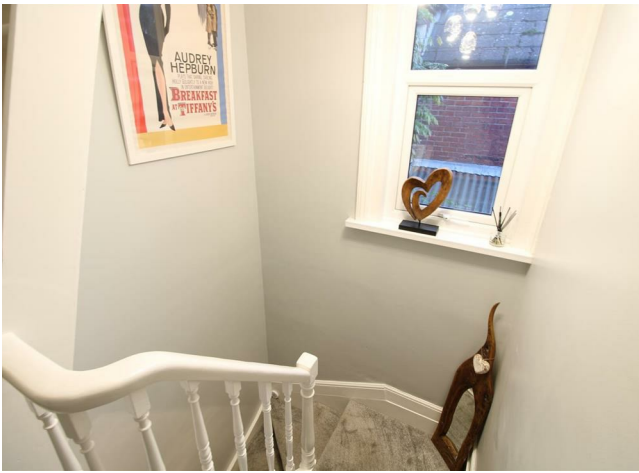
TENURE

This property is Freehold.

Council Tax Band B

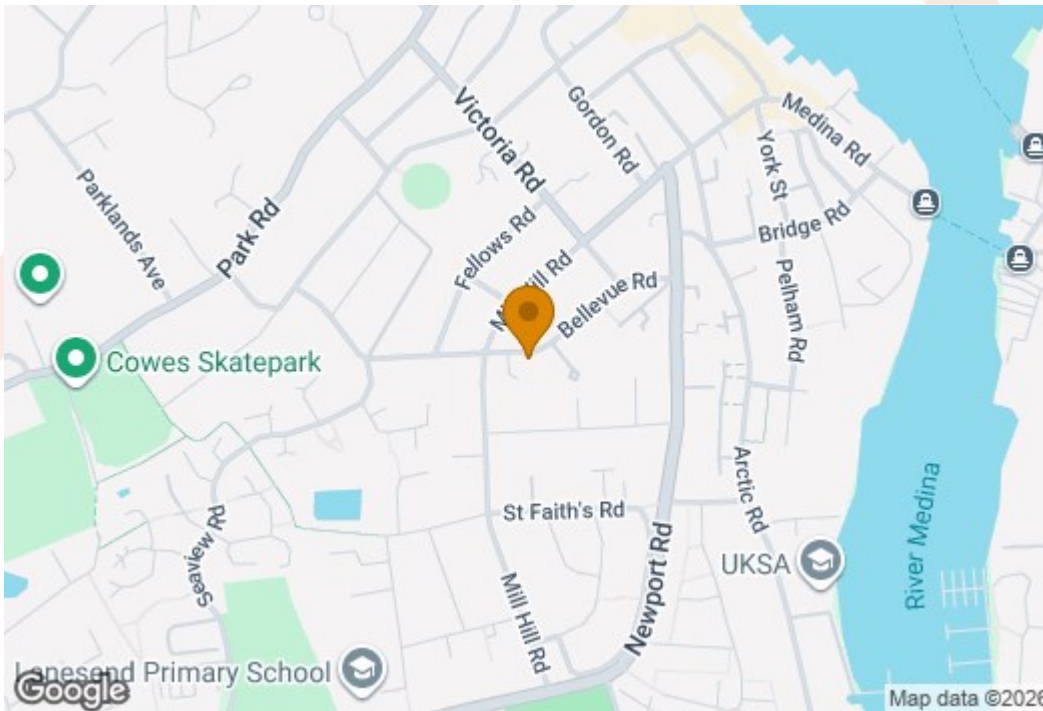








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		83
(81-91) B		
(69-80) C		62
(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		
(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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