



**MARVINS**  
ESTATE AGENTS



**139 MILL HILL ROAD, COWES, PO31 7EJ**

**PRICE £285,000**

A well proportioned semi detached home with off road parking for two vehicles. On the ground floor are two Reception Rooms, Kitchen/Breakfast Room, Conservatory/Sun Room and Cloakroom. The first floor consists of three bedrooms with en-suite shower room to the main bedroom and further shower room. Attractive rear gardens via pedestrian side access. Photovoltaic cells on rear roof elevation producing useful income to this home. Double glazing and part electric heating. Convenient location within reach of Cowes town, local shop and Health Centre.

**COWES OFFICE**

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## 139 MILL HILL ROAD, COWES, PO31 7EJ

Double glazed Entrance Door to:

### ENTRANCE PORCH

Attractive bespoke leaded light window to front door leading to:

### ENTRANCE HALL

Dimplex night storage heater. Stairs to upper floor off. Under stairs cupboard.

### FRONT RECEPTION ROOM

11'1" x 15'10" max in to bay (3.38m x 4.83m max in to bay)  
Bay window with double glazed French Doors to front. Tiled fireplace and hearth.

### LOUNGE

10'11" x 12'11" (3.33m x 3.94m)  
Two dimplex night storage heaters. Tiled fireplace and hearth. Double glazed French Doors to:

### CONSERVATORY/SUN ROOM

6'10" x 9'3" (2.08m x 2.82m)  
Tiled floor. Fitted enamel butler sink. Double glazed patio doors to garden.

### SEPARATE LOW LEVEL WC

### UTILITY AREA

7'6" x 5'11" (2.29m x 1.80m)  
Fitted floor cupboards. Inset stainless steel sink unit with electric water heater over. Plumbing for washing machine. Double glazed window and door to rear gardens. Opening to:

### KITCHEN/BREAKFAST ROOM

8'6" x 9'9" (2.59m x 2.97m)  
Fitted with floor cupboards, gas hob, stainless steel filter canopy over and extractor fan. Fan grill and fan oven. Shelved storage cupboard. Cupboard housing hot water tank. Fitted gas stove.

### FIRST FLOOR LANDING

With glazed loft hatch affording natural light to landing area. Built in storage cupboard.

### BEDROOM ONE

15'9" to double glazed bay window x 10'9" (4.80m to double glazed bay window x 3.28m)  
Attractive fireplace with tiled insets.

### EN-SUITE SHOWER ROOM

Low level WC, pedestal wash basin and electric water heater over. Tiled shower cubicle and electric triton shower. Folding doors.

### BEDROOM TWO

11' x 12'11" (3.35m x 3.94m)  
Dimplex night storage heater. Double glazed window. Attractive fireplace with tiled insets. Telephone point.

### BEDROOM THREE

8'6" x 10'1" (2.59m x 3.07m)  
Double aspect. Double glazed window.

### SHOWER ROOM

Tiled walk-in shower cubicle. Triton electric shower. Low level WC. Pedestal wash basin. Double glazed window.

### OUTSIDE

Parking for two vehicles to the front. Rear side access to enclosed rear garden mostly laid to lawn with a variety of fruit trees, shrubs and plants. Timber workshop/Store to rear.

### TENURE

This property is Freehold. Council tax band C.



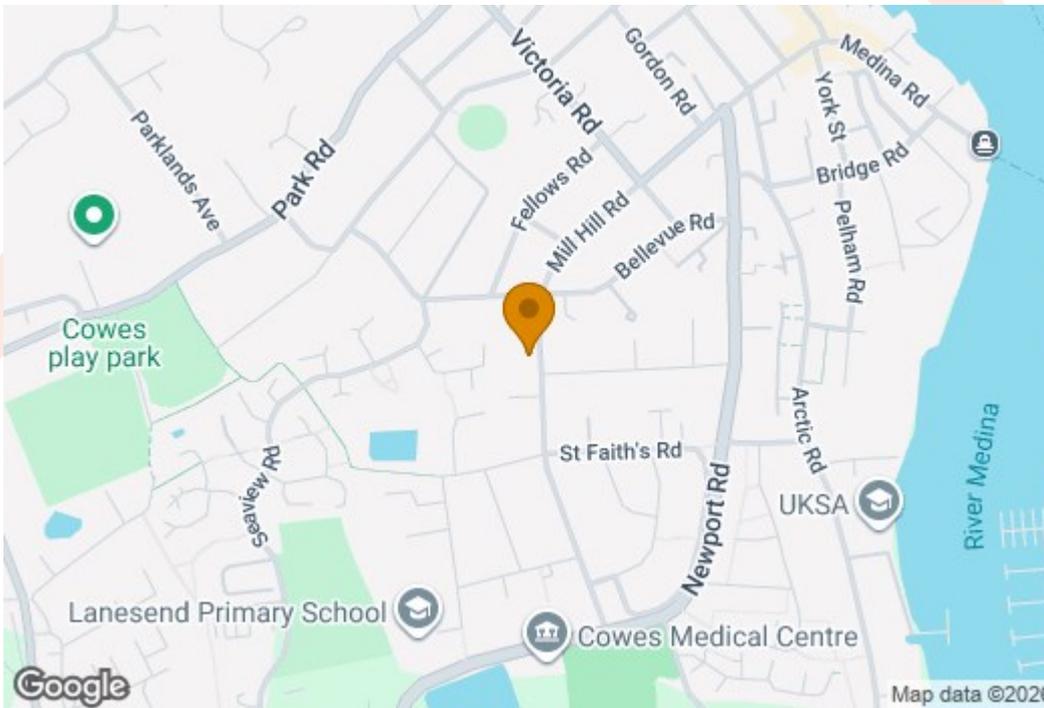




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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