



**MARVINS**  
ESTATE AGENTS



## **13 STANLEY ROAD, COWES, PO31 7PZ** **PRICE £239,950**

Tucked away in a peaceful cul-de-sac in the heart of Cowes, this beautifully renovated three-bedroom period Terraced House blends character with contemporary design to superb effect.

The property has undergone a full renovation, including complete re-wiring, new windows and doors, and a brand-new central heating system, offering modern comfort with total peace of mind.

At the heart of the home is a striking, contemporary kitchen featuring a central island — a real social hub that's perfect for cooking, entertaining, or simply hanging out. The accommodation is arranged over three floors and includes three bedrooms, one with an en-suite shower room, while the third bedroom is cleverly created within the roof space and benefits from its own useful WC.

Outside, the landscaped rear garden provides a lovely spot to relax and includes valuable rear pedestrian access — ideal for bikes, paddleboards, or seaside life in general.

Full of period charm yet completely turnkey, this is an ideal home for first-time buyers, those seeking a stylish bolt-hole, or anyone looking for a smart lock-up-and-leave in a convenient location.

### **COWES OFFICE**

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## 13 STANLEY ROAD, COWES, ISLE OF WIGHT PO31 7PZ

Front Entrance door to:

### LOUNGE

10'11" max x 11'3" (3.33m max x 3.43m)

Feature bay window offering much natural light to the living space. Radiator. Fireplace. Inner hall with stairs off.

### KITCHEN

13'6" x 11'3" (4.11m x 3.43m)

The heart of the home and a real feature of the property. A super contemporary styled, brand new Kitchen with a comprehensive range of light coloured units and corresponding work tops. Featuring a central Island which serves as a Breakfast bar as well as offering further worktop space. Built in sink unit and integrated Fridge. Built-in electric oven and hob unit. Access to garden. Door to:



### BATHROOM

Of good size and includes a white suite including panelled bath, pedestal hand basin and WC. Heated towel rail. Complementary tiled flooring. Useful fitted cupboard which houses the central heating boiler as well as having plumbing for a washing machine. Useful storage too.

First floor landing with stairs off to third bedroom.

### BEDROOM ONE

10'5" x 11'3" (3.18m x 3.43m)

Rear aspect. Radiator. Under stairs cupboard. Fireplace.

### EN-SUITE

Of good size and includes a super contemporary brand new suite including large shower cubicle, WC, hand basin and heated towel rail.

### BEDROOM TWO

7'8" x 11'3" (2.34m x 3.43m)

Front aspect. Radiator. Fireplace.

### BEDROOM THREE

15'3" max x 11'3" (4.65m max x 3.43m)

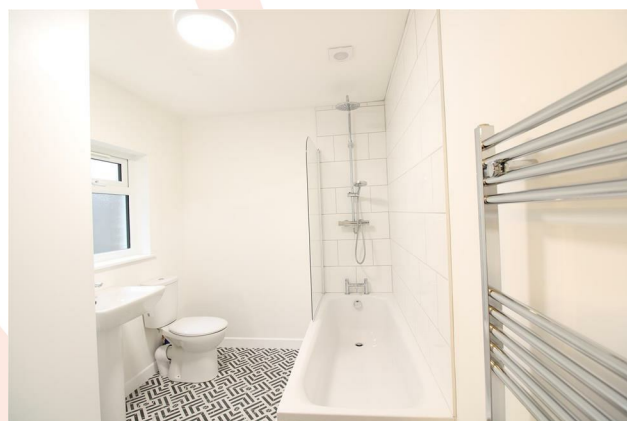
Plenty of character with this bedroom. Featuring two skylight windows along with a useful WC off which includes WC and hand basin.

### OUTSIDE

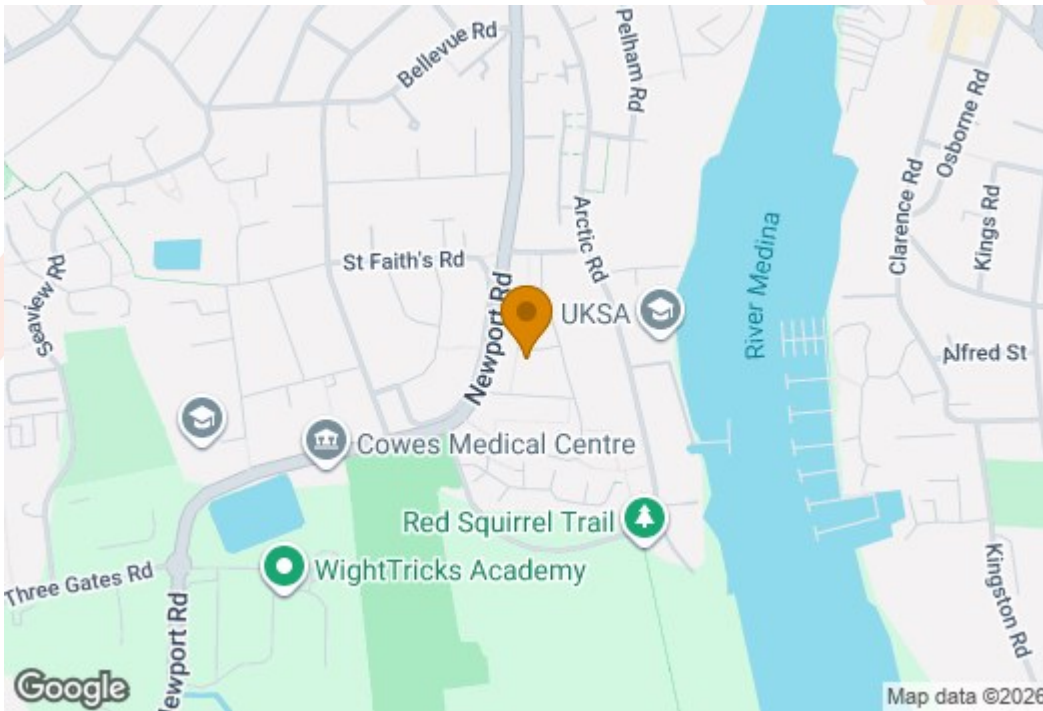
A pleasant landscaped enclosed rear garden with an area of lawn and gravelled area. Brick shed. Useful rear access handy for bringing bikes in.

### TENURE

This property is Freehold. Council tax band A.







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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	82
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) <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		
England & Wales EU Directive 2002/91/EC		

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