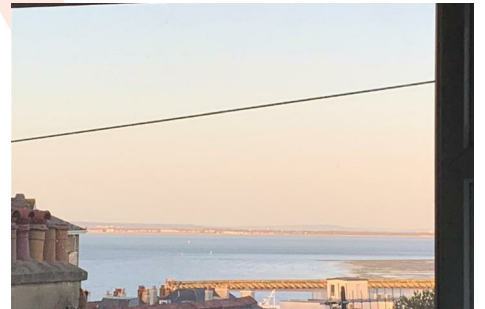




MARVINS
ESTATE AGENTS



15 GRANVILLE ROAD, COWES, PO31 7JD

£265,000

A super opportunity to purchase a Town House situated along popular Granville Road and therefore within easy distance of the town centre and ferry links to Southampton. The home offers versatile accommodation and the potential to exploit the property further especially on the ground floor where the integral garage is found. Whilst the garage offers useful parking/storage, this area could be incorporated back to accommodation. On the first floor is 1/2 Bedrooms and on the second floor, the Lounge with super views across Cowes Harbour and the Solent beyond.

This property needs to be viewed to be appreciated and so we look forward to showing you over.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK

15 GRANVILLE ROAD, COWES, ISLE OF WIGHT PO31 7JD

Front door to Entrance Hall. Internal door to Garage (supplied with power and light). Hallway leads to the rear courtyard which provides access via a wrought iron staircase to the main house. To the rear of the Garage is a 'Cabin Room' (3'11" x 7'11") and a separate WC.

HALLWAY

Radiator. Cupboard.

FIRST FLOOR

BATHROOM

Suite comprising bath, pedestal hand basin and WC. Radiator.

OFFICE/BEDROOM TWO

4'4" x 8'4" (1.32m x 2.54m)

Off the hallway. Radiator.

BEDROOM ONE

10'5"max x 11'11" (3.18mmax x 3.63m)

Front aspect with bay window.

SECOND FLOOR

LOUNGE

11'9" x 11'11" (3.58m x 3.63m)

Super views over Cowes Harbour and the Solent beyond. Radiator.

KITCHEN/DINER

10'6" x 11'11" (3.20m x 3.63m)

Rear aspect with pleasant townscape view. Radiator. Range of Kitchen units. Gas cooker point. Single drainer sink unit. Dining Area. Loft access.

OUTSIDE

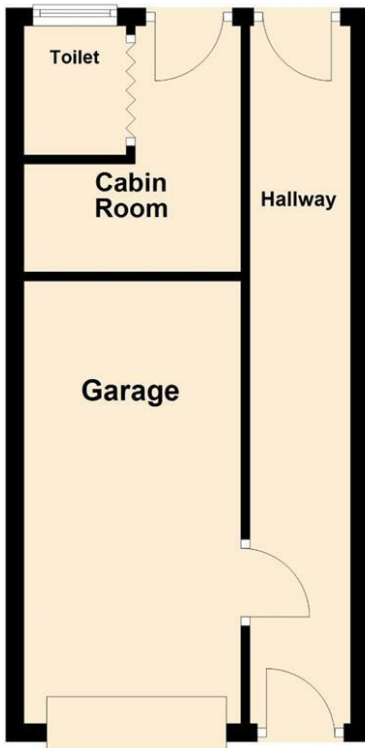
There is a small private courtyard to rear of the property.

TENURE

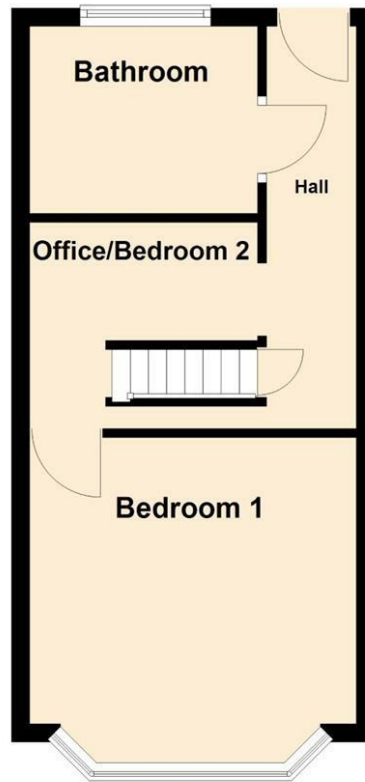
This property is Freehold. Council tax band B.



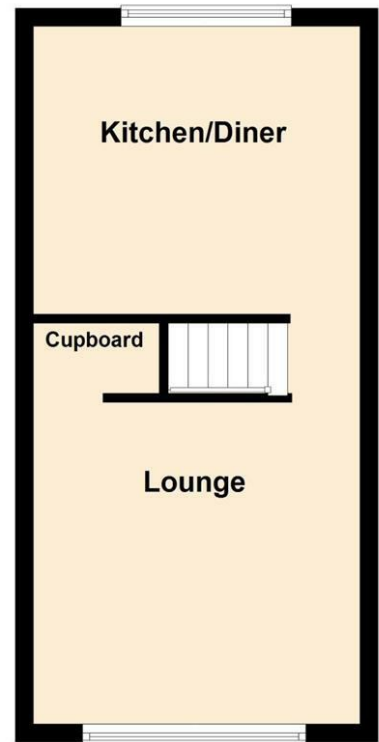
Ground Floor



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		
	73	80
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		
	1	1
England & Wales EU Directive 2002/91/EC		

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