



**MARVINS**  
ESTATE AGENTS



**32 TENNYSON ROAD, COWES, PO31 7QA**

**ASKING PRICE £235,000**

A three double bedroom semi detached home offering accommodation over three floors. The ground floor includes Lounge, Dining Room, Kitchen and Utility Room. Access to rear gardens. The first floor offers a main Bedroom and very spacious Bathroom which could be re-arranged or re-sited to form an additional fourth Bedroom. The top floor gives two further double Rooms. In need of updating and modernisation there is some double glazing to the rear elevation and gas is connected. Tennyson Road is always a popular residential are and this would make a great family home.

**COWES OFFICE**

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## 32 TENNYSON ROAD, COWES, ISLE OF WIGHT PO31 7QA

### GROUND FLOOR

Entrance door to:

#### LOUNGE

13' x 12'2 (3.96m x 3.71m)

Bay window to front. Brick and stone fireplace with fitted gas fire. Cupboard housing electric meter.

#### DINING ROOM

13'8 x 11'4 (4.17m x 3.45m)

Stairs to upper floor off. Double glazed window. Fireplace with fitted gas fire.

#### KITCHEN

9'9 x 6'8 (2.97m x 2.03m)

Fitted with a range of floor and wall cupboards with bevel edged worktops over. Inset sink with mixer tap over. Gas hob with electric cooker below. Dishwasher. Stable door leading to rear gardens.

#### UTILITY ROOM

5'10 x 6'11 (1.78m x 2.11m)

Floor and wall cupboards. Plumbing for washing machine.

### FIRST FLOOR

#### BEDROOM ONE

12'2 x 10'11 (3.71m x 3.33m)

Built in floor cupboard.

#### SPACIOUS BATHROOM

12'1 x 8'10 (3.68m x 2.69m)

Double glazed window. Suite comprising vanity washbasin with storage cupboard below. Low level WC. Panelled bath.

### TOP FLOOR

Landing with doors off to:

#### BEDROOM TWO

12' x 10'10 (3.66m x 3.30m)

Cast iron fireplace.

#### BEDROOM THREE

12'1 x 11'2 (3.68m x 3.40m)

Double glazed window. Built in cupboard housing hot water tank.

### OUTSIDE

To the rear of the property is an enclosed garden with flower and shrub borders, paved patio and rear pedestrian access.

### TENURE

This property is Freehold. Council tax band B.



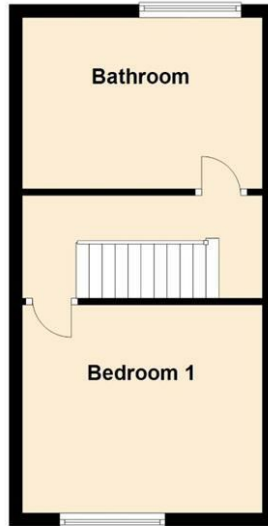




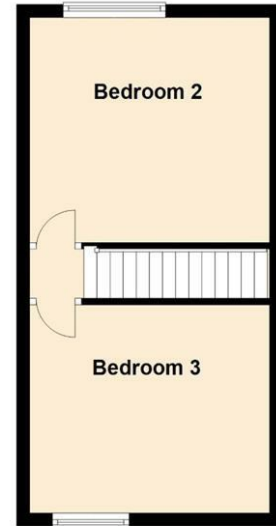
## Ground Floor



## First Floor

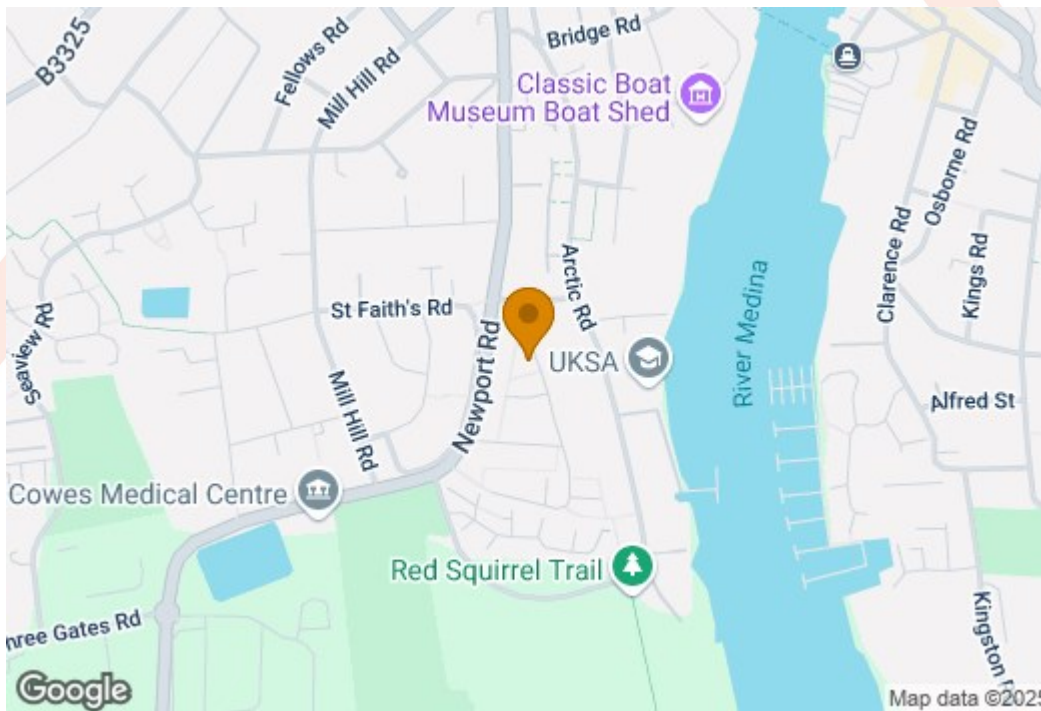


## Second Floor



Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>10</b>	
(1-20) <b>G</b>		
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) <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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