



**MARVINS**  
ESTATE AGENTS



**34 PARK ROAD, COWES, PO31 7LT**  
**PRICE £225,000**

Within easy distance of the town centre and ferry links to Southampton is this delightful Semi Detached House. The home has a comfortable and charming feel with features including the open plan Living space and Kitchen which opens on to the super rear garden. On the first floor are two good size Bedrooms. This home would suit First Time Buyers as well as those seeking to downsize for convenience. We look forward to showing you over.

**COWES OFFICE**

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## 34 PARK ROAD, COWES, PO31 7LT

### Entrance

### LIVING ROOM

17'9" x 9'11" (5.41m x 3.02m)

Bright open plan and provides a sociable and flexible space for relaxing or entertaining. Tastefully decorated and flows in to a well appointed:

### KITCHEN/DINER

13'5" x 9'6" (4.09m x 2.90m)

Ample storage and workspace with direct access to the rear garden.

### FIRST FLOOR

### BEDROOM ONE

13'11" x 9'6" (4.24m x 2.90m)

Front aspect. Radiator.

### BEDROOM TWO

10'1" x 8'1" (3.07m x 2.46m)

Rear aspect. Radiator.

### BATHROOM

Sure comprising panelled bath, Pedestal hand basin and WC.

### OUTSIDE

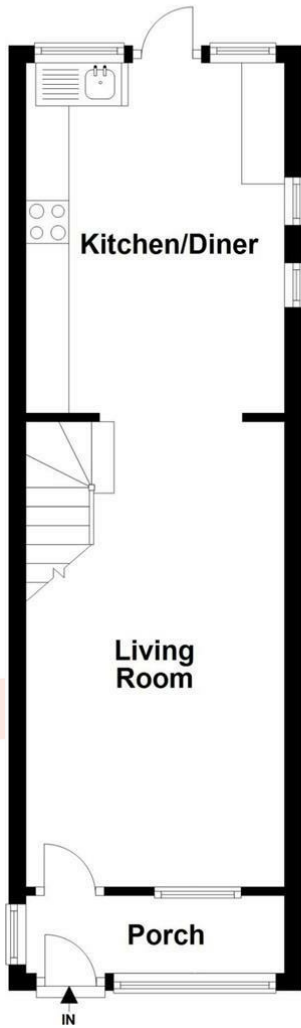
The property benefits from a well maintained rear garden. A handy shed offers additional storage. Nearby Permit parking is available on-street.

### TENURE

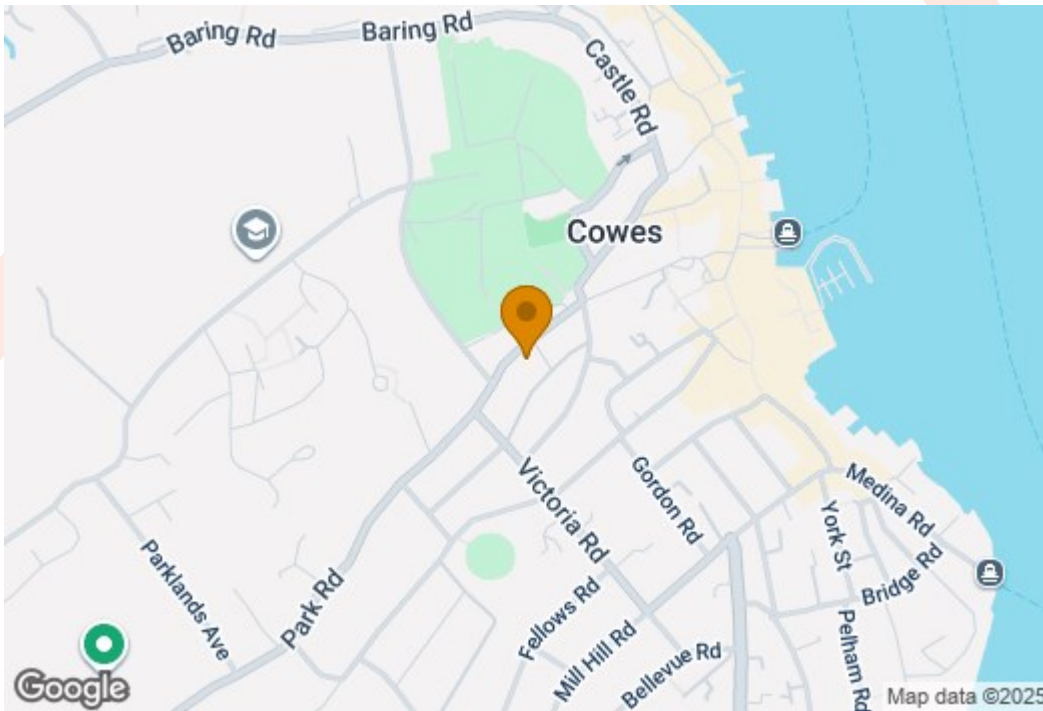
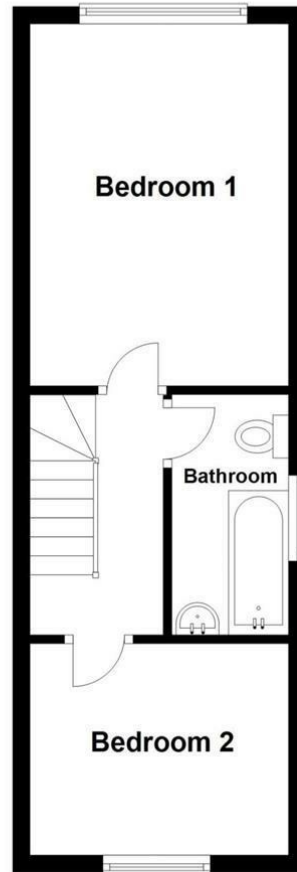
This property is Freehold. Council tax band A



### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</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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