



MARVINS
ESTATE AGENTS



34 ROYAL ARCHITECTS ROAD, EAST COWES, PO32 6FL

PRICE £295,000

Located in the corner of a quiet cul-de-sac on a very popular residential development is this super 3 Bedroom End of Terrace House. Ideal for families this home includes a contemporary Kitchen, a large living space with direct access to the garden along with 3 Bedrooms on the first floor. All-important allocated parking space opposite. The property currently benefits from a tenant in-situ and so would suit investors, or can be available with vacant possession. A must-see home and we look forward to showing you over at your earliest convenience.

COWES OFFICE

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Entrance door to Hallway. Radiator. Stairs off. Cupboard.

CLOAKROOM

Including WC and pedestal hand basin. Radiator.

KITCHEN

8'11" x 10'7" (2.72m x 3.23m)

Modern attractive Kitchen with a comprehensive range of units including a built-in oven and separate gas hob. Plumbing for a washing machine. Plumbing for a dishwasher. Boiler.

LIVING ROOM

14'10" x 14'5" (4.52m x 4.39m)

An open plan living space incorporating the Lounge and Dining area. Patio doors provide access to the rear garden area.

First Floor Landing. Cupboard. Airing cupboard.

BATHROOM

With a white suite including panelled bath, WC and hand basin.

BEDROOM ONE

10'8" max x 10'8" (3.25m max x 3.25m)

Bay window. Radiator. Wardrobe.

EN-SUITE

Including shower cubicle, pedestal hand basin and WC

BEDROOM TWO

12'6" x 9'3" (3.81m x 2.82m)

Rear aspect. Radiator.

BEDROOM THREE

9'1" x 8'6" (2.77m x 2.59m)

Radiator. Rear aspect.

OUTSIDE

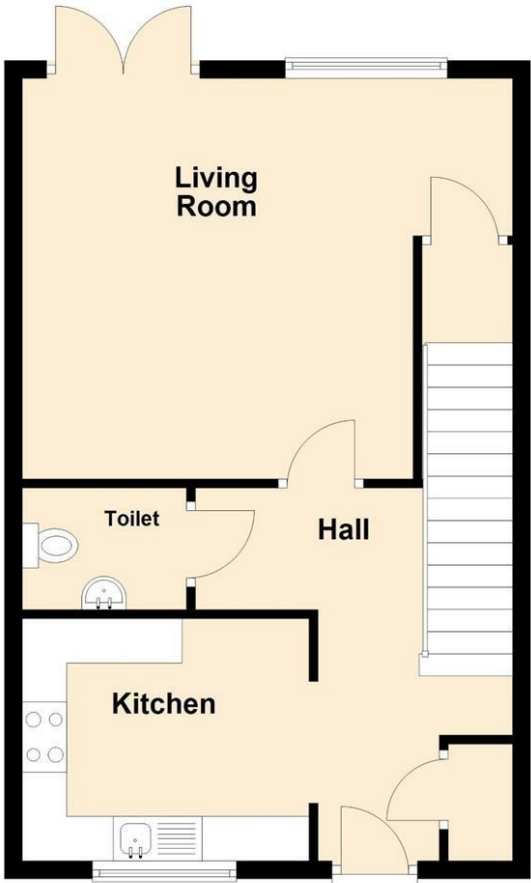
Allocated parking space. Small rear garden laid mainly to lawn.

TENURE

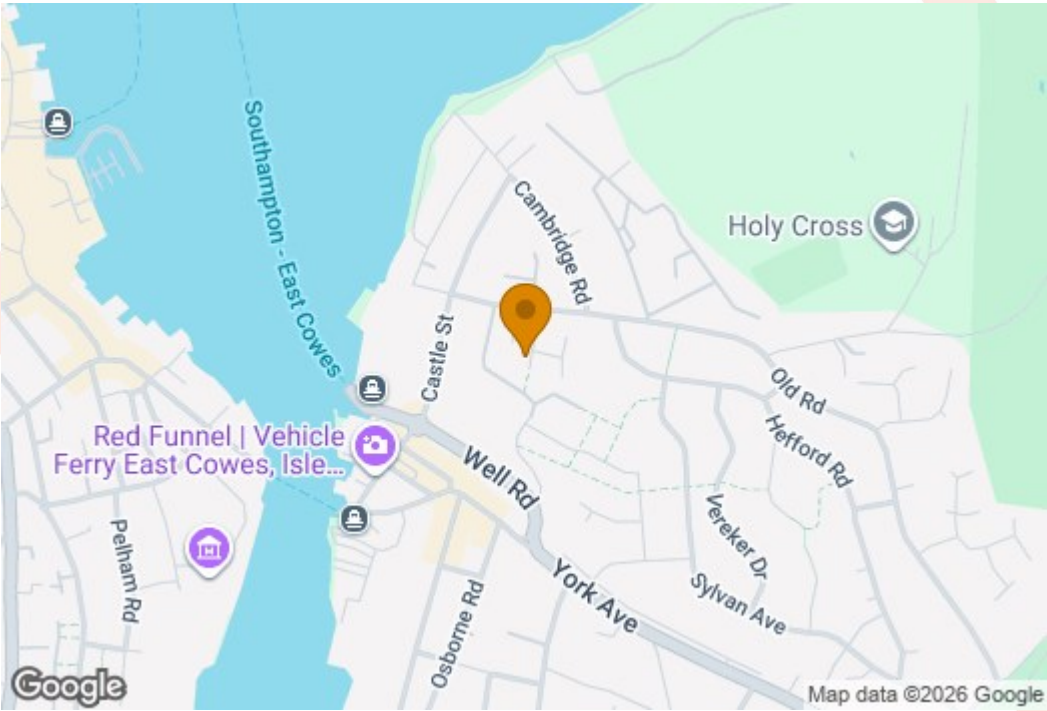
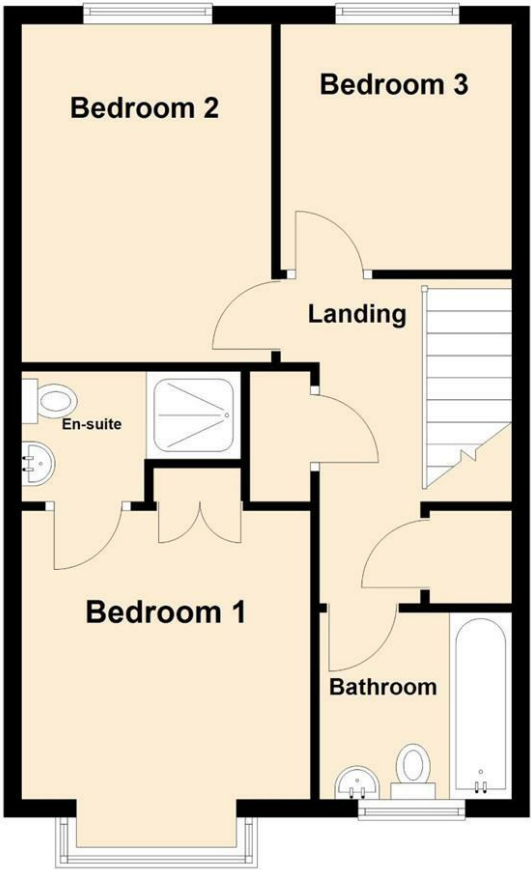
This property is Freehold. Council tax band C.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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