



MARVINS
ESTATE AGENTS



1 THE SIDINGS, COWES, PO31 7FX

£199,950

Hurry to view this super End of Terrace House situated in a private close off Arctic Road and therefore close to all local amenities. Available to buy with no onward chain, the property is presented with a light, fresh decor and includes a super L shaped living space which opens on to the outside patio, along with three bedrooms on the first floor. All-important parking is also included. This home will make a perfect first time buyer or for those seeking ease of maintenance and convenience.

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1 THE SIDINGS, COWES, ISLE OF WIGHT PO31 7FX

GROUND FLOOR

Double glazed front door into:

HALLWAY

Radiator. Stairs to upper floor off. Understairs store cupboard. Doors to:

CLOAKROOM

White suite comprising pedestal washbasin with chrome mixer tap. Low level WC. Chrome heated towel rail. Tiled flooring.

LOUNGE/DINER

15'4" max x 16'3" max 9' min x 8'11" min (4.67m max x 4.95m max 2.74m min x 2.72m min)

L Shaped. Double glazed window and patio doors to rear paved garden. Radiator. Laminate wood effect flooring. Archway to:

KITCHEN

8'11" x 6'6" (2.72m x 1.98m)

Double glazed window to front. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink with chrome mixer tap. Integral fan oven with gas hob and extractor fan over. Tiled splashback. Space for slimline dishwasher, washing machine and fridge/freezer. Wall mounted gas boiler.

FIRST FLOOR

LANDING

Loft hatch. Doors to:

BATHROOM

Double glazed window. White suite comprising panelled bath with chrome mixer tap and separate shower attachment over. Vanity washbasin with chrome mixer tap and storage cupboard under. Low level WC. Chrome heated towel rail. Laminate wood effect flooring.

BEDROOM ONE

8'9" x 13' (2.67m x 3.96m)

Double glazed windows to side and rear. Radiator.

BEDROOM TWO

8'9" x 9'10" (2.67m x 3.00m)

Double glazed window to front. Radiator.

BEDROOM THREE

6'2" x 8'11" (1.88m x 2.72m)

Double glazed window to rear. Radiator.

OUTSIDE

To the front of the property are steps with railings leading up to the front door. Further steps leading to paved side area with gated side access to rear garden. Enclosed paved rear garden with patio doors leading out from the lounge/dining area. There is an allocated car parking space.

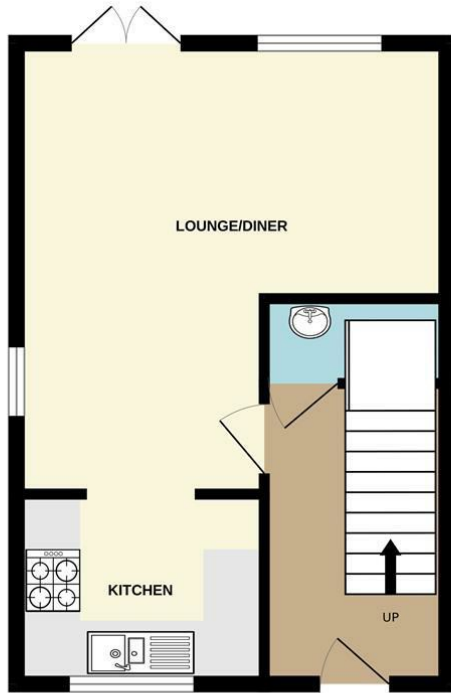
TENURE

This property is Freehold. Council tax band B.

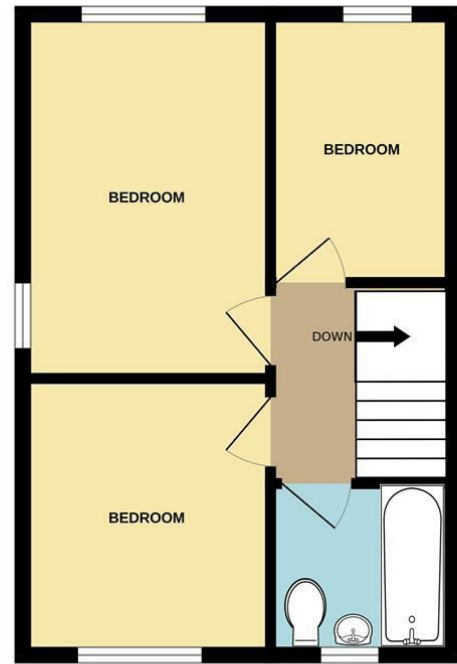




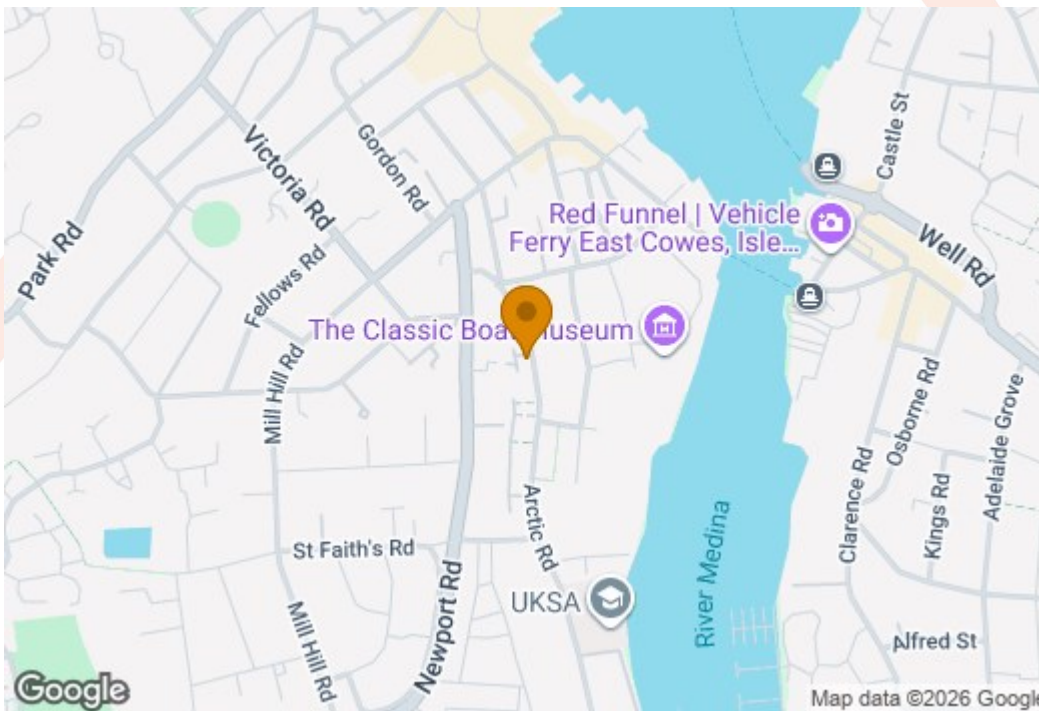
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales EU Directive 2002/91/EC		

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