



**MARVINS**  
ESTATE AGENTS



## RIEBECK HOUSE SMITHARDS LANE, COWES, PO31 7PL

£285,000

An imposing and attractive End Terrace House situated within the town and therefore providing easy access to local amenities and transport links. The property includes 3 Bedrooms (two on the first floor and one on the second) with features including a super Kitchen with double doors onto the outside patio which leads to the long rear garden. Wood floors also feature through the home for added character. This is a home that will suit a variety of purchasers and so we encourage you to view as soon as possible so as not to miss out. NO ONWARD CHAIN.

### COWES OFFICE

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# RIEBECK HOUSE SMITHARDS LANE, COWES, ISLE OF WIGHT PO31 7PL

Front Entrance Door to:

## LOUNGE

11'11" x 11'11" ex bay (3.63m x 3.63m ex bay)  
Feature burner set onto a tiled hearth. Radiator. Bay window with window seat and drawers under. Wood flooring.

Inner Hall with radiator. Cloakroom and stairs off. Under stairs recess.

## CLOAKROOM

With WC and hand basin.

## DINING ROOM

11'11" x 11'10" (3.63m x 3.61m)  
Wood flooring. Rear aspect. Radiator. Open arch to:

## KITCHEN

7'4" x 15'5" (2.24m x 4.70m)  
Range of light coloured wall and base units with wood worktops. Single drainer sink unit. Wine cooler. Display units. Integrated dishwasher. Radiator. Double patio doors opening to the rear patio and garden. Tiled flooring.

## FIRST FLOOR LANDING

Wood flooring. Stairs off to second floor.

## BEDROOM ONE

11'11" x 11'10" (3.63m x 3.61m)  
Front aspect. Radiator.

## BEDROOM TWO

10'9" x 11'11" (3.28m x 3.63m)  
Rear aspect. Some East Cowes Marina views. Radiator. Built in wardrobe and cupboards.

## SECOND FLOOR LANDING

Sky light for extra natural light. Wood flooring.

## BEDROOM THREE

11'11" x 12' (3.63m x 3.66m)  
Front aspect. Radiator.

## BATHROOM

Suite comprising bath, shower cubicle, WC and double bowl vanity unit with cupboards under. Built in cupboards. Heated towel rail.

## OUTSIDE

Forecourt providing access to front entrance. There is a long narrow rear garden as well as a pleasant patio area off the rear of the property. There is also rear access to the garden via a back gate from an alleyway. Substantial shed/workshop 18'7" x 7'7" with power and light. Worktop space and shelves.

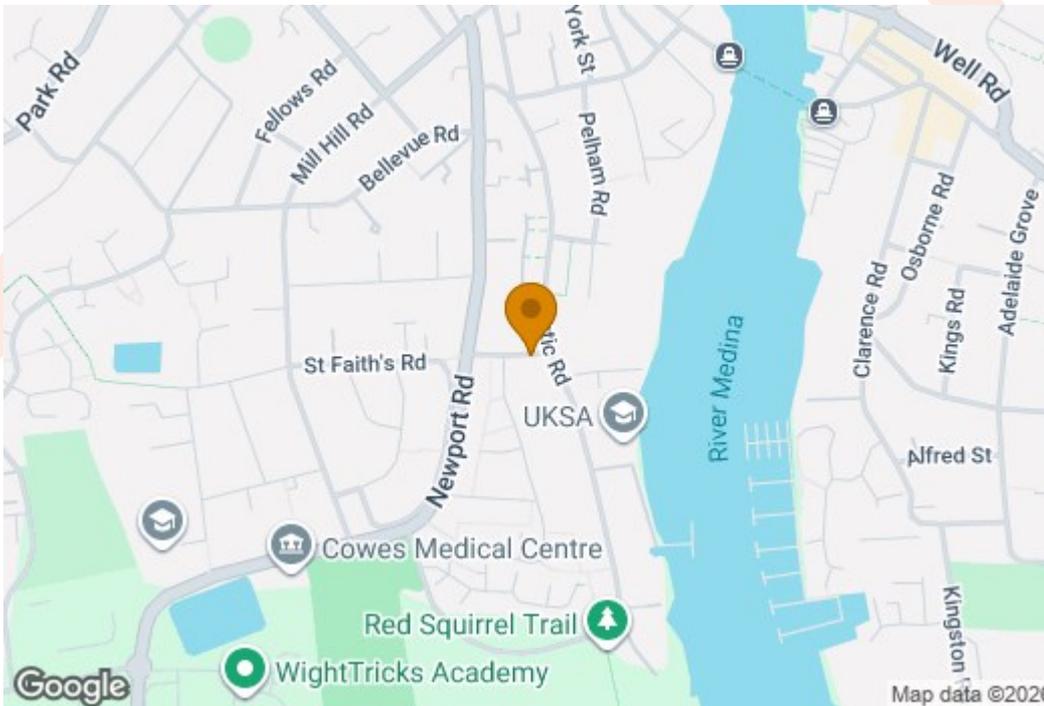
## TENURE

This property is freehold. Council tax band B.





Total area: approx. 102.6 sq. metres (1104.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>61</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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