



**MARVINS**  
ESTATE AGENTS



## 48 SHAMBLERS ROAD, COWES, PO31 7HE

**£250,000**

A super opportunity to buy a great family home occupying a corner plot in a popular location just off Mill Hill Road and therefore well connected for local amenities. The House, available with NO ONWARD CHAIN, enjoys three bedrooms, a modern fitted Kitchen and is warmed by gas central heating. Gardens wrap around the property with a generous proportion being to the rear, ideal for children.

This really is a must-see property and we look forward to showing you over.

### COWES OFFICE

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## 48 SHAMBLERS ROAD, COWES, ISLE OF WIGHT PO31 7HE

Entrance Hall to:

### LOUNGE

13'10" x 10'5" max (4.22m x 3.18m max)  
Front aspect. Radiator. Tiled fireplace.

### DINING ROOM

9'11" x 10'3" max (3.02m x 3.12m max)

### KITCHEN

9'5" max x 13'5" max exclusive of door recess (2.87m max x 4.09m max exclusive of door recess)  
Modern fitted Kitchen with light coloured units. Built in oven and electric hob. Plumbing for washing machine. Aspect over rear garden.

### LOBY AREA

With Cloakroom off and door to outside.

### LANDING

Spacious and with access to loft.

### BEDROOM ONE

11'11" x 10'5" (3.63m x 3.18m)  
With built in cupboard housing Betacom gas fired boiler. Rear aspect. Radiator.

### BEDROOM TWO

8'11" 4'0" ext to 13'6" x 10'7" (2.74m 1.22m ext to 4.14m x 3.25m)  
Front aspect. Radiator.

### BEDROOM THREE

10'7" max x 9'1" max l-shaped (3.23m max x 2.77m max l-shaped)  
Front aspect. Radiator.

### BATHROOM

White suite comprising panelled bath with shower over, pedestal hand basin and low level WC.

### OUTSIDE

The property sits on a corner plot with garden to the front, side and rear. The rear garden is of good size, perfect for children. There is a workshop/shed.

### TENURE

This property is Freehold. Council tax band B.

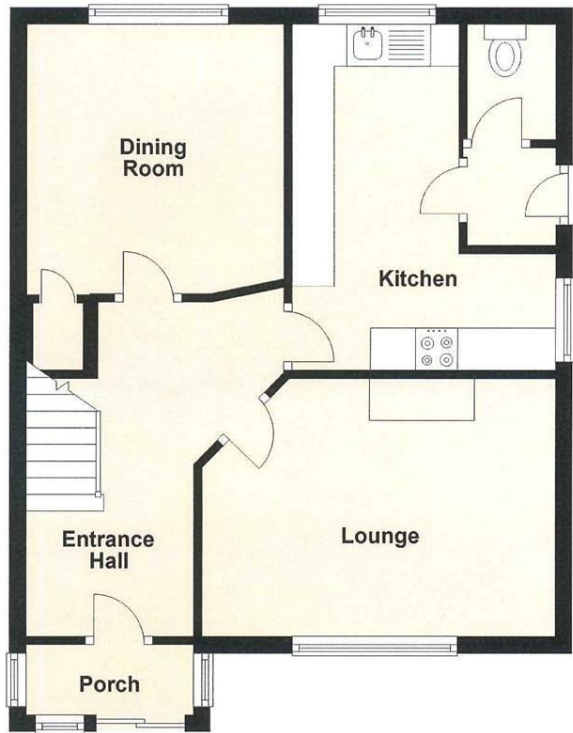




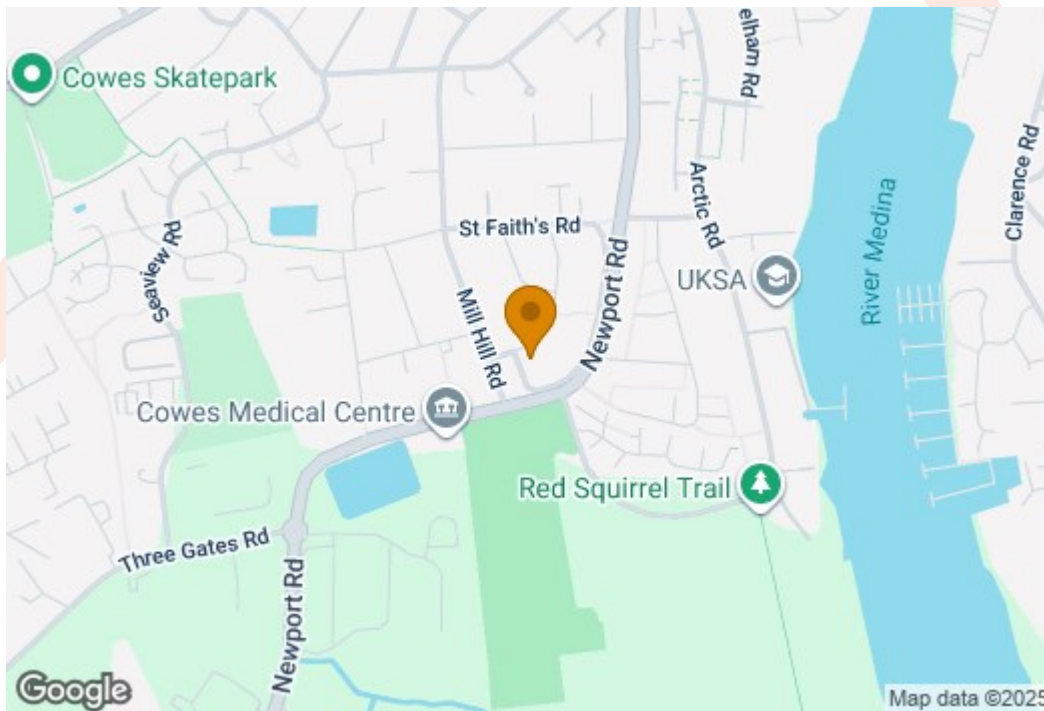
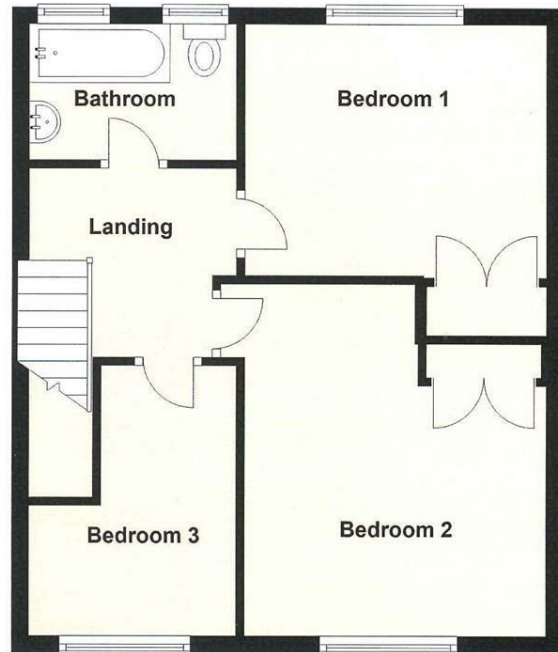




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 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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