



**MARVINS**  
ESTATE AGENTS



## 34 ROYAL ARCHITECTS ROAD, EAST COWES, PO32 6FL

**PRICE £275,000**

Located in the corner of a quiet cul-de-sac on this very popular residential development is this super three-bedroom end of terrace house. Ideally suited to families, the property offers well-planned accommodation including a contemporary kitchen, a particularly spacious living area with direct access onto the garden, and three bedrooms arranged on the first floor.

The location also offers excellent convenience, with local marinas nearby and ferry connections providing easy access across to the mainland, making this an appealing choice for both everyday living and those looking to enjoy the Island lifestyle.

There is also the all-important allocated parking space situated directly opposite the property.

**THE PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND THEREFORE A QUICK COMPLETION IS POSSIBLE FOR THE RIGHT BUYER. VIEW NOW!**

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

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.

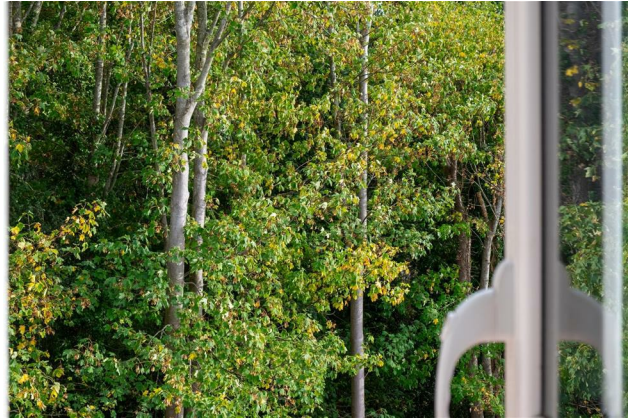
#### OUTSIDE

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

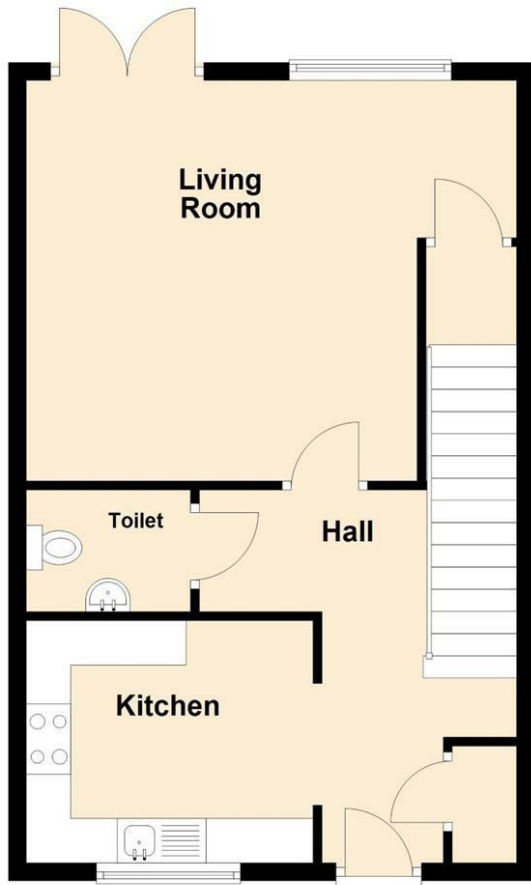
#### TENURE

This property is Freehold. Council tax band C.

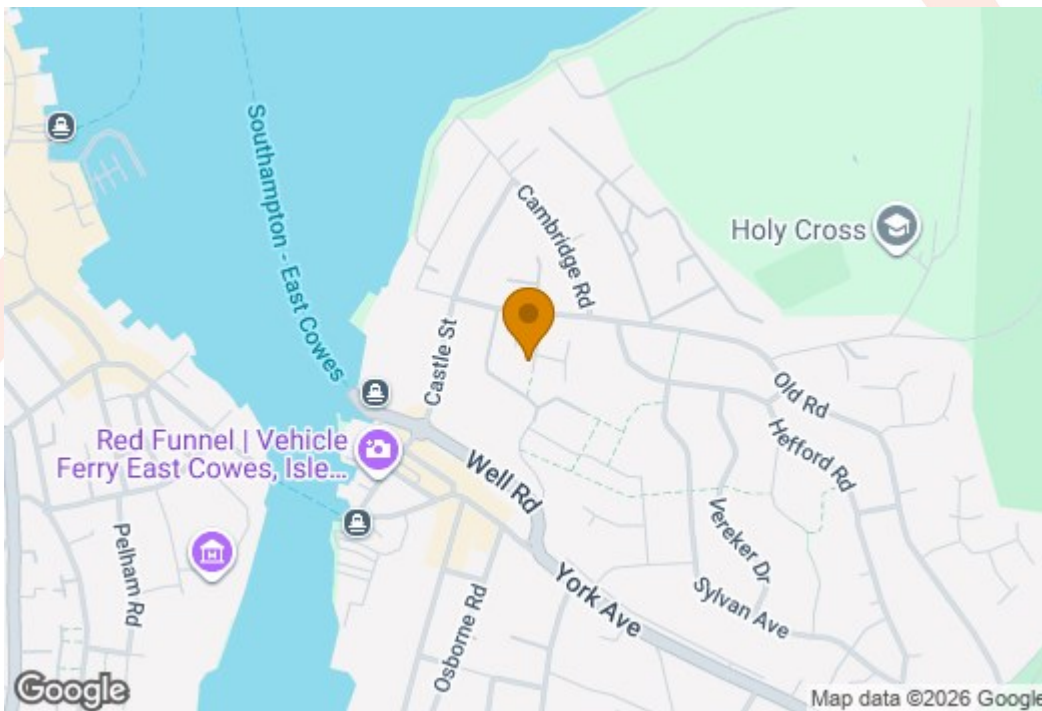
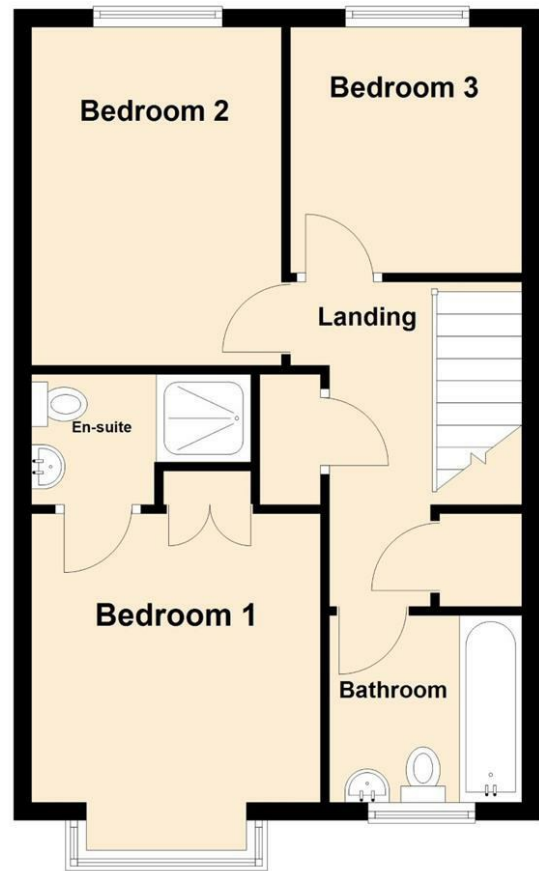




## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <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 |         |           |
|                                             | 78      | 83        |
| 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                                         |         |           |

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

## COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)