



MARVINS
ESTATE AGENTS



21 KINGS ROAD, EAST COWES, PO32 6SE

£150,000

Located in Kings Road, East Cowes, this mid terrace house presents a unique opportunity for those seeking a property with flexible accommodation. The residence boasts a fourth bedroom at ground floor level that could easily be transformed into a spacious lounge, offering versatility to suit your lifestyle needs.

East Cowes is well-connected, featuring both passenger and vehicle ferry services to Southampton, making it an ideal location for commuters and those who enjoy easy access to the mainland. The town centre is just a stone's throw away, providing a variety of shops and services, including the chain bridge that leads to West Cowes.

While the property requires modernisation and updating, it offers a blank canvas for you to create your dream home. The master bedroom occupies the entire top floor, providing a private retreat with ample space and potential for personalisation.

This house is perfect for those looking to invest in a property with great potential. With its flexible layout it is an opportunity not to be missed.

COWES OFFICE

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21 KINGS ROAD, EAST COWES, ISLE OF WIGHT PO32 6SE

Double glazed UPVC Entrance Door to:

ENTRANCE HALL

LOUNGE/BEDROOM 4

13'11" into square double glazed bay window x 7'6"
(4.24m into square double glazed bay window x 2.29m)
Double glazed window to front. Currently very lightly partitioned alongside the Hall. Could open up as originally a large Lounge.

KITCHEN/DINER

11'1" x 22'5" (3.38m x 6.83m)
Range of floor cupboards with work tops over. Stainless steel sink unit. Gas cooker point.

GARDEN ROOM

10'5" x 8'2" (3.18m x 2.49m)
Twin double glazed doors to garden.

FIRST FLOOR LANDING

Hot water immersion tank.

BEDROOM TWO

14'5" x 11' (4.39m x 3.35m)
Double glazed window. Built in storage cupboard.

BEDROOM THREE

8'7" x 9'5" (2.62m x 2.87m)

BATHROOM

Panelled bath with mixer tap and shower attachment over. Low level WC and pedestal wash basin. Tiled floor.

TOP FLOOR

BEDROOM ONE

12'3" x 16' (3.73m x 4.88m)
Sloping ceiling. Under eaves access.

OUTSIDE

To the rear of the property steps lead to a garden area laid mainly to lawn.

TENURE

This property is Freehold. Council tax band B.

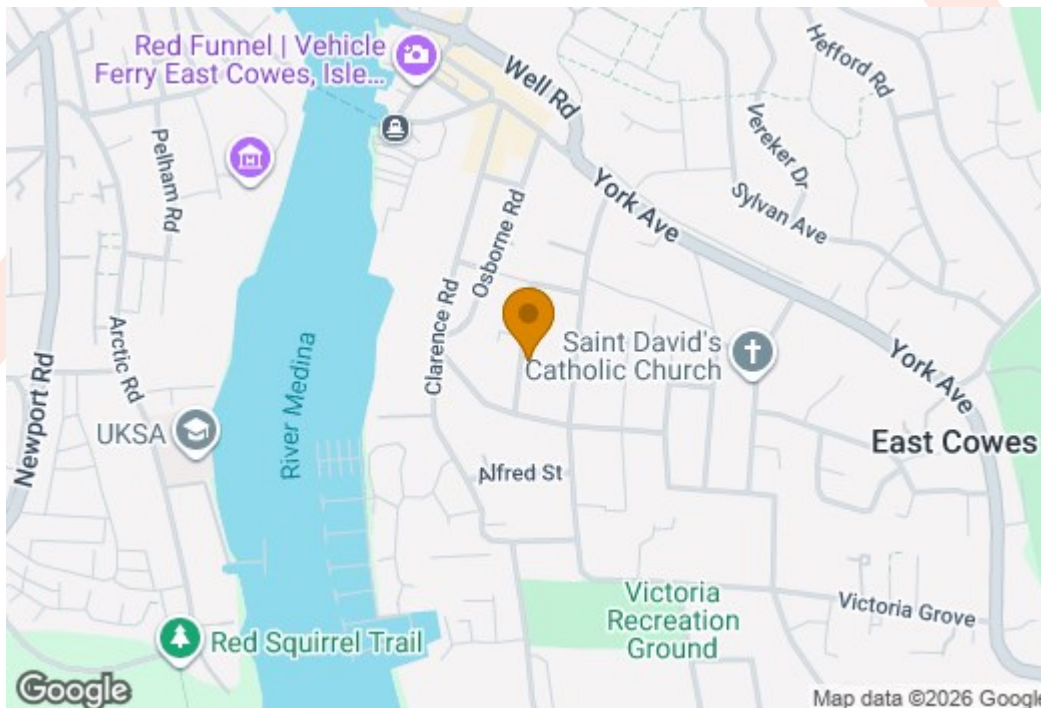






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	77
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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