



MARVINS
ESTATE AGENTS



76 OSBORNE HEIGHTS, EAST COWES, PO32 6FF

£235,000

A modern mid terrace two bedroom home located in a quiet cul-de-sac position within this popular residential development, with two car parking spaces to the front. The ground floor offers a bright and airy Lounge/Diner and modern Kitchen. There is also a Cloakroom downstairs and spacious Wet Room to the first floor. The main Bedroom has an En-Suite WC and wash basin and was previously a Shower Room, it presently houses the washing machine. To the rear of the house there is a substantial Hobby/Office Chalet which is double glazed including velux skylights and has power connected. This property would make an excellent full-time home or lock up and go second home. Offered chain free. Viewing is highly recommended by appointment.

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Double glazed Entrance Door to:

ENTRANCE HALL

Built in storage cupboard.

CLOAKROOM

Low level WC, pedestal wash basin and radiator.

KITCHEN

10' x 6'2" (3.05m x 1.88m)

Range of modern floor and wall cupboards with wood effect work tops over. Inset sink unit with mixer tap over. Gas hob and fitted dishwasher. Built in Zanussi electric oven and integrated AEG microwave over. Space for fridge/freezer. Cupboard housing gas boiler.

LOUNGE/DINER

17'4" x 12'7" (5.28m x 3.84m)

Two radiators. Stairs to upper floor off. Double glazed French Doors to garden. Mock fireplace and fitted electric coal effect fire.

FIRST FLOOR LANDING

Loft access with renewable loft ladder.

BEDROOM ONE

9'11" x 9'5" (3.02m x 2.87m)

excluding drawers and wardrobe space. Built in cupboard over stairs housing hot water tank. Built in wardrobe cupboard with sliding doors. Double glazed window.

EN-SUITE

Low level WC. Pedestal wash basin. Radiator. Recess with plumbing for washing machine, previously a shower cubicle.

BEDROOM TWO

12'7" x 8'5" (3.84m x 2.57m)

Radiator. Double glazed window.

WET ROOM

6'3" x 6'1" (1.91m x 1.85m)

Spacious shower area. Low level WC and vanity wash basin. Fully tiled walls. Towel rail/radiator.

OUTSIDE

Small garden to front with car hardstanding and further parking area behind. Rear garden to paved patio. Rear pedestrian access.

OUTSIDE SUBSTANTIAL HOBBY ROOM/OFFICE

13'5" x 9'5"

Fully lined with double glazed window and four velux window lights. Power and lighting.

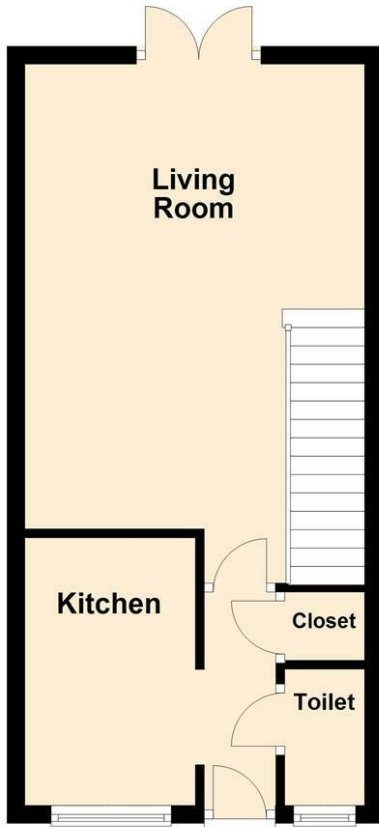
TENURE

This property is Freehold. Council Tax Band B.

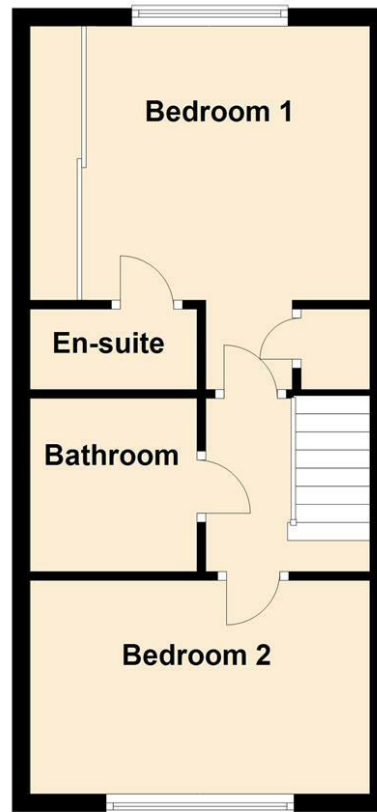




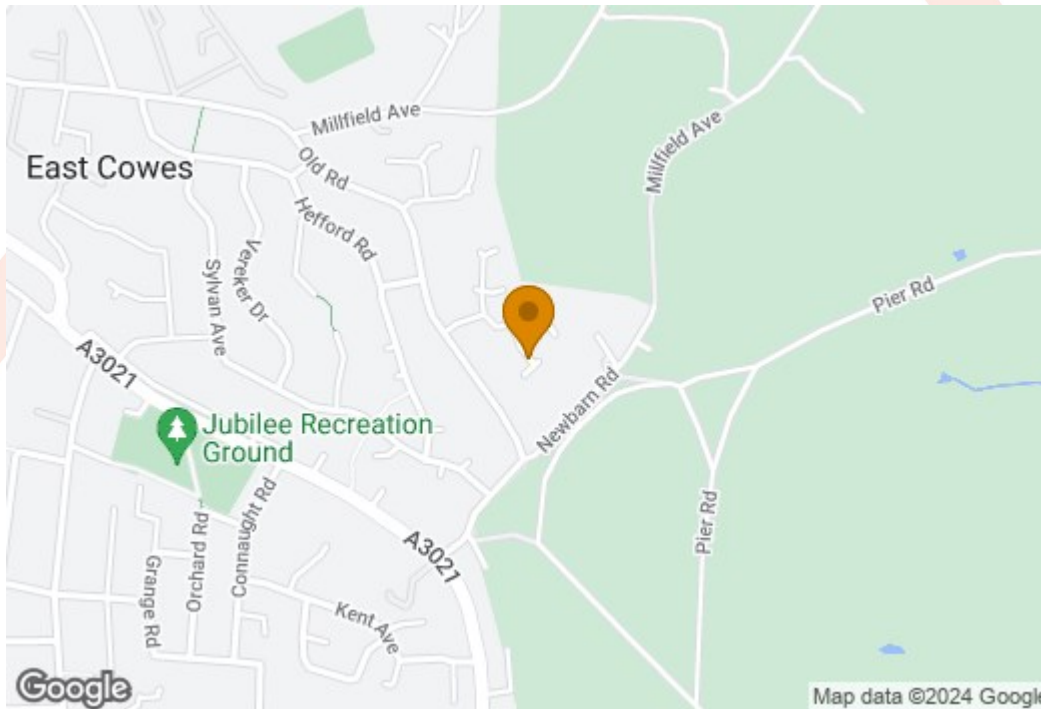
Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(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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