



MARVINS
ESTATE AGENTS



38 CHURCH PATH, EAST COWES, PO32 6RL

ASKING PRICE £289,000

A super contemporary style Semi Detached House situated on a popular development in the heart of East Cowes close to local amenities including ferry links to Southampton.

The property enjoys plenty of natural light with accommodation including a lovely Lounge/Diner that opens up via double patio doors to the outside space, a super fitted Kitchen and three Bedrooms, the master suite commanding the whole of the second floor and includes a dressing area and en-suite.

A pleasant garden is found to the rear and all-important car parking is a short walk away.

This versatile and conveniently placed home will suit a variety of purchasers and therefore we encourage an early viewing to appreciate.

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38 CHURCH PATH, EAST COWES, ISLE OF WIGHT PO32 6RL

Front Entrance Door to:

RECEPTION HALL

Stairs off. Radiator. Cupboard.

CLOAKROOM

With WC and hand basin.

KITCHEN

6'7" x 10'2" (2.01m x 3.10m)

Fitted with a range of light coloured units. Integrated fridge/freezer, dishwasher, washing machine, 6 ring hob and oven. Front aspect. Wall mounted boiler.

LOUNGE

13'5" x 12'11" (4.09m x 3.94m)

A super bright room with a pleasant aspect via double doors to the rear garden. Radiator.

FIRST FLOOR

Stairs off to second floor. Radiator. Airing cupboard and built in cupboard.

BATHROOM

White suite incorporating panelled bath, WC and hand basin. Heated towel rail.

BEDROOM TWO

13'3" x 10' (4.04m x 3.05m)

Rear aspect. Radiator. Built in cupboard.

BEDROOM THREE

13'4" x 8'10" max (4.06m x 2.69m max)

Double front aspect. Radiator. Views towards West Cowes.

Second Floor

MASTER SUITE INCLUDING EN-SUITE

15'4" x 9'6" ex dressing area (4.67m x 2.90m ex dressing area)

A super spacious master suite with front and rear aspect. A dressing area with wardrobes leads to the en-suite which includes a shower cubicle, WC and hand basin. There is under eaves storage also to the bedroom. Skylight window. Radiator.

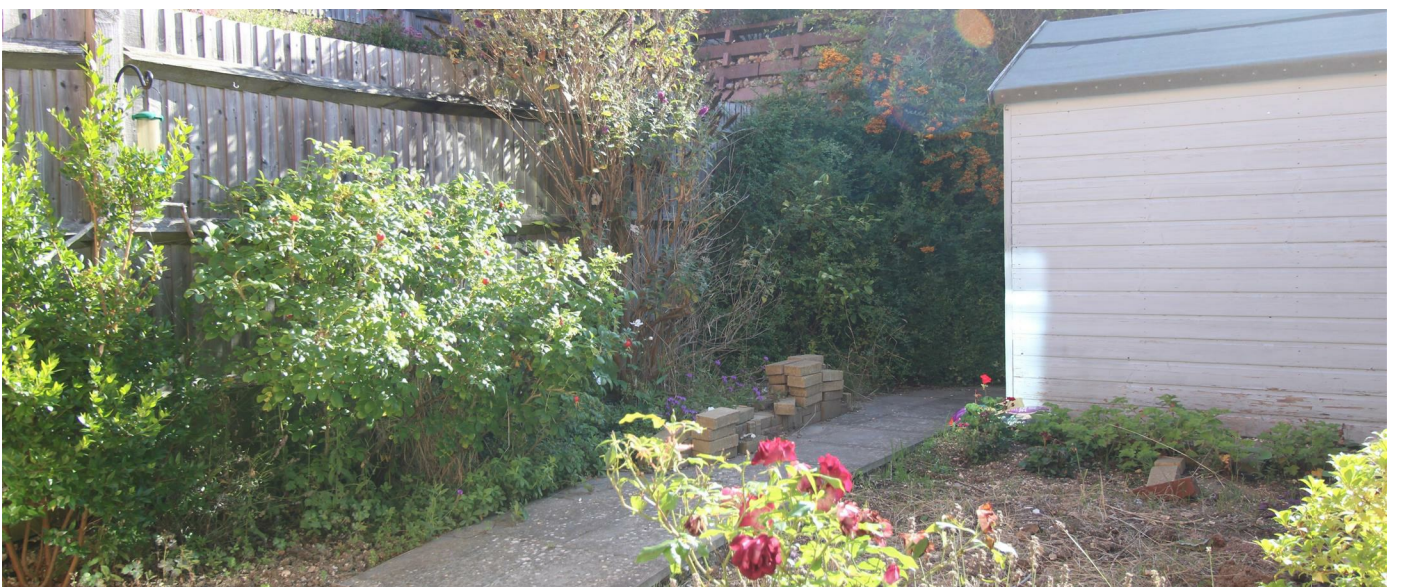
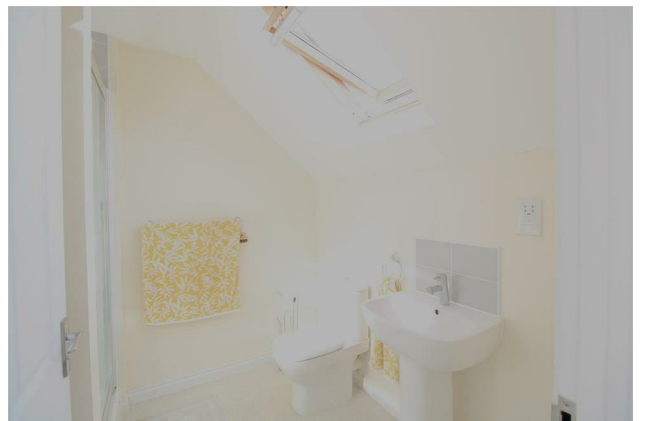
OUTSIDE

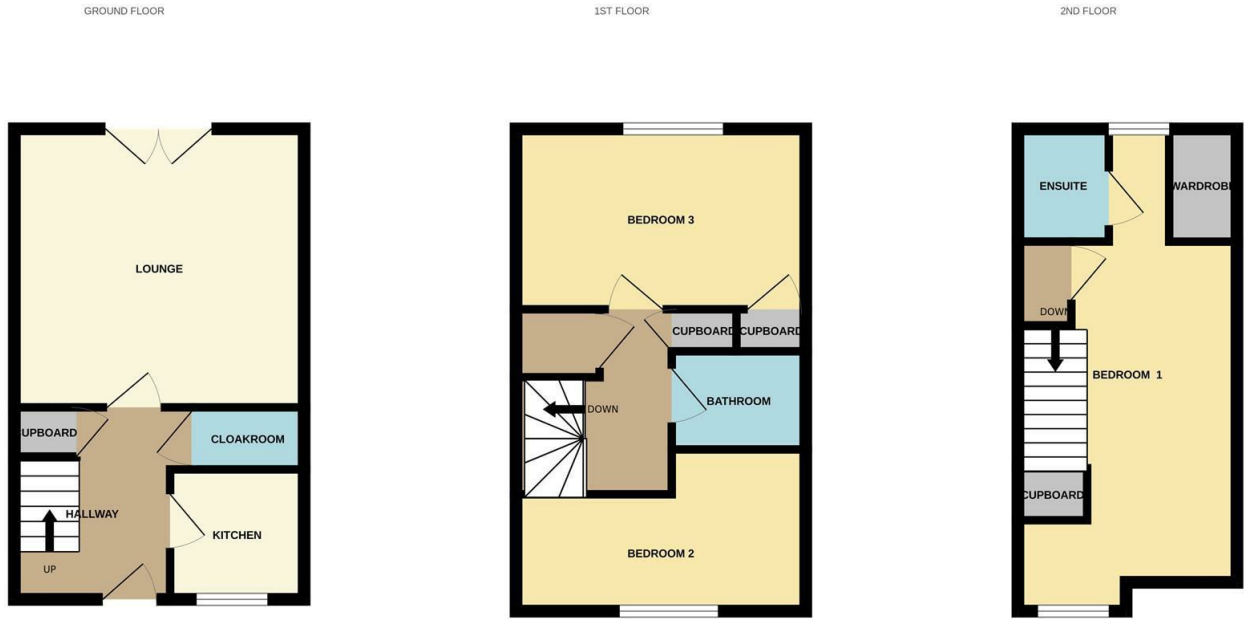
Pleasant easy to maintain garden with patio. Allocated car parking near by to the rear.

TENURE

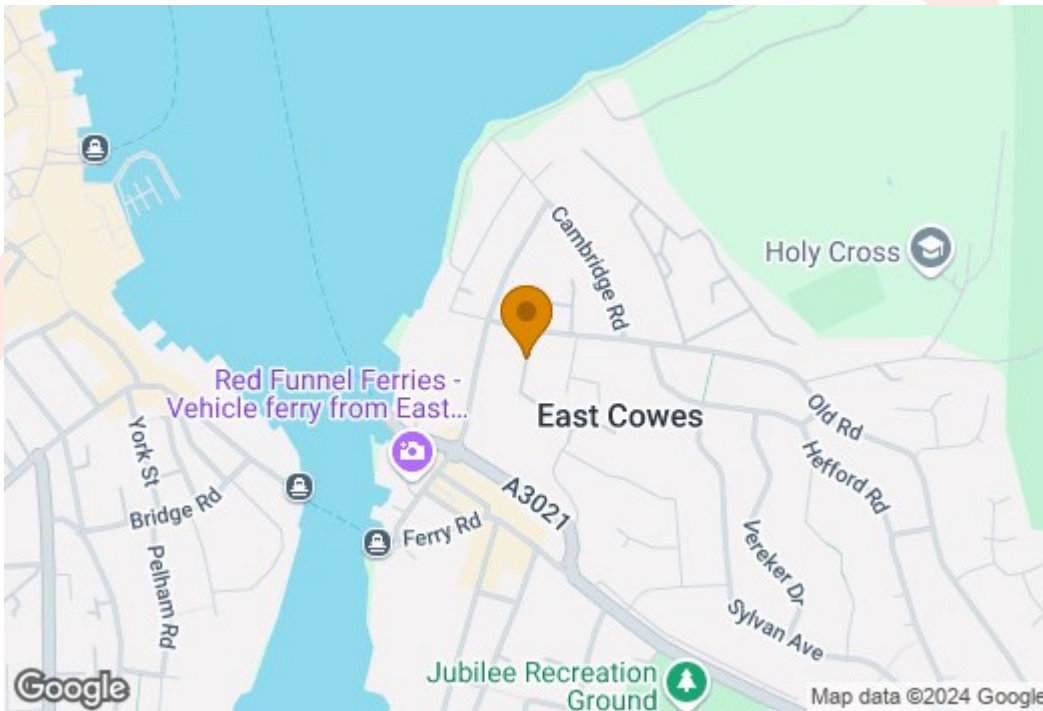
This property is Freehold. Council tax band C







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 error, 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		88	89
(69-80) C			
(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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