



MARVINS
ESTATE AGENTS



72 SEAVIEW ROAD, COWES, PO31 7UQ

PRICE £239,000

A super opportunity to purchase a Semi Detached House on a popular residential estate close to all local amenities including local schools and parks. Available with NO ONWARD CHAIN, the property includes 2 Bedrooms as well as all-important parking and a Garage. A pleasant enclosed garden is found to the rear. This home will suit a variety of purchasers including First Time Buyers and Investors (the property has a strong letting history). We look forward to showing you over.

COWES OFFICE

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

WWW.MARVINS.CO.UK

GROUND FLOOR

Entrance door to:

ENTRANCE HALL

Radiator. Stairs off to upper floor. Doors to:

CLOAKROOM

Suite comprising low level WC and wash handbasin.

KITCHEN

10'6" x 8'4" (3.20m x 2.54m)

Double glazed window to front. Fitted with a range of floor and wall cupboards with worktops over. Integral oven with hob and extractor fan over. Stainless steel sink with mixer tap. Wall mounted boiler.

LOUNGE

16'3" x 13'9" (4.95m x 4.19m)

Double glazed window and patio doors leading out to rear garden. Understairs storage cupboard. Radiator.

FIRST FLOOR

LANDING

Access to loft and doors to:

BATHROOM

White suite comprising bath with shower over, pedestal washbasin and low level WC.

BEDROOM ONE

13'9" x 9'8" (4.19m x 2.95m)

Double glazed window to front. Built in wardrobes. Two radiators.

BEDROOM TWO

13'9" x 10'6" (4.19m x 3.20m)

Double glazed window to rear. Built in wardrobes. Two radiators.

OUTSIDE

To the front of the property is a small open plan garden mainly laid to lawn. A driveway leads to the garage, which has access to the rear garden.

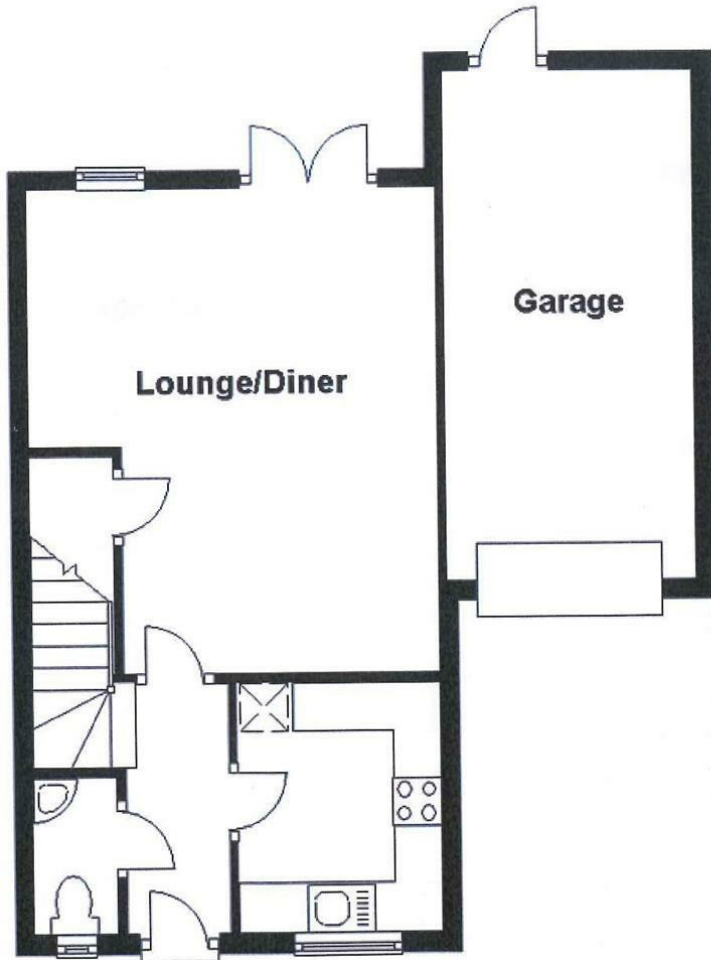
TENURE

This property is Freehold. Council tax band B.



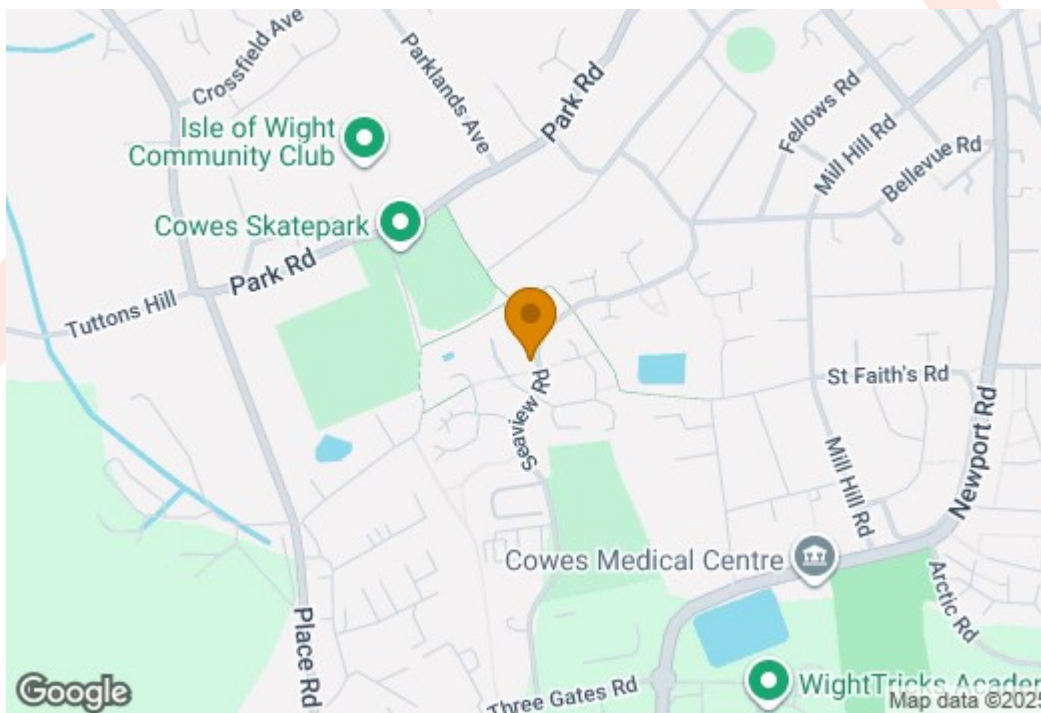
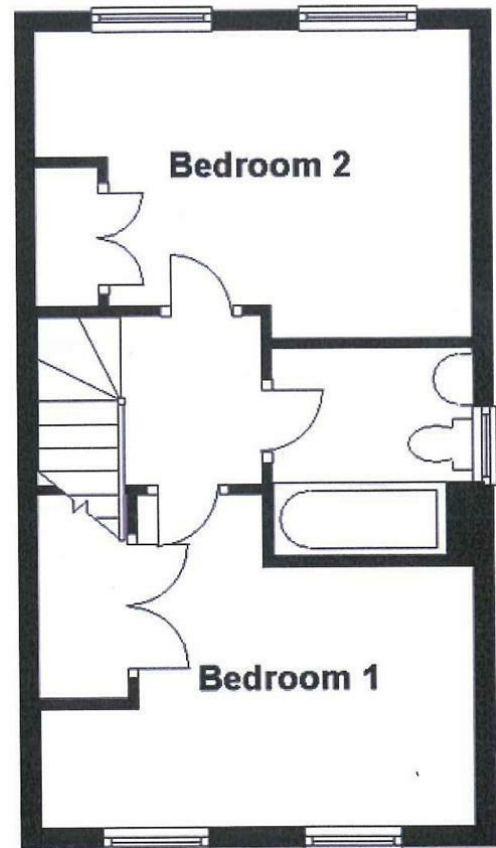
Ground Floor

Approx. 480.5 sq. feet



First Floor

Approx. 331.6 sq. feet



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

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

WWW.MARVINS.CO.UK