



MARVINS
ESTATE AGENTS



1 GRACIE MEWS ST. DAVIDS ROAD, EAST COWES, PO32 6EF

ASKING PRICE £239,950

This modern end of terrace three bedroom home is located in a quiet cul de sac position to one end of St. Davids Road. Conveniently placed to East Cowes town with its shopping centre and car ferry terminal with connections to Southampton. The ground floor accommodation includes a spacious lounge area, opening to the rear gardens, kitchen/diner and cloakroom. Three good sized bedrooms to the first floor and bathroom. Close by to the property there is an allocated parking space, electric heating via electric intelligent control heaters and double glazing is installed. The property would make an ideal investment or full time home.

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GROUND FLOOR

Hallway with Cloakroom and stairs off.

CLOAKROOM

With WC.

KITCHEN

8'2" x 11'5" (2.49m x 3.48m)

Range of light coloured units. Single drainer sink unit. Electric oven, hob and extractor. Plumbing for washing machine. Electric radiator.

LOUNGE

16'3" x 15'4" (4.95m x 4.67m)

Patio doors to outside. Electric radiator. Understairs cupboard.

FIRST FLOOR

LANDING

With loft hatch.

BEDROOM ONE

8'1" x 15'9" (2.46m x 4.80m)

Front aspect. Electric radiator.

BEDROOM TWO

7'9" x 9'8" (2.36m x 2.95m)

Front aspect. Electric radiator.

BEDROOM THREE

10'1" x 7'9" (3.07m x 2.36m)

Rear aspect. Electric radiator.

BATHROOM

White suite comprising bath with shower over, WC and pedestal hand basin. Airing cupboard.

OUTSIDE

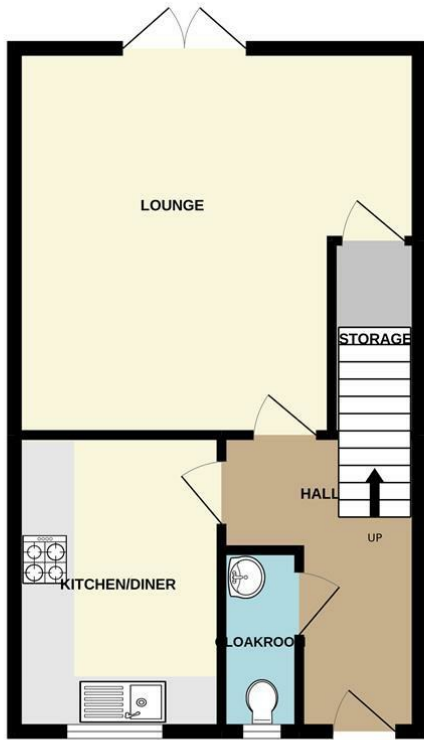
Allocated car parking. Rear garden.

TENURE

This property is Freehold. Council tax band B.



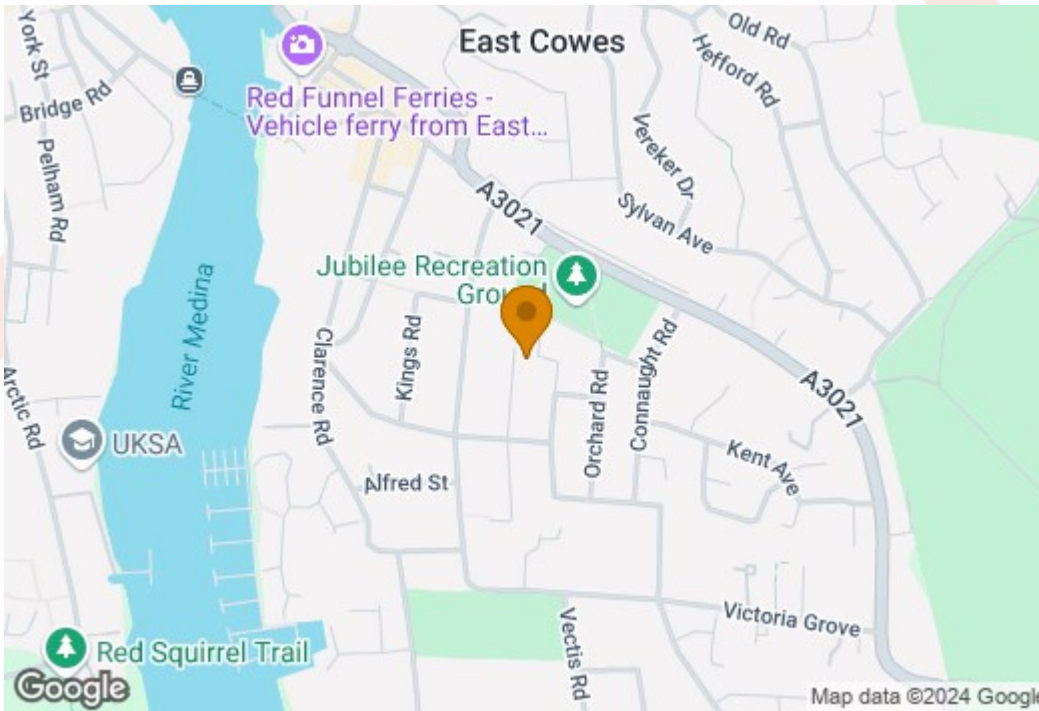
GROUND FLOOR



1ST FLOOR



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			93
(81-91) B		81	
(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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