



**MARVINS**  
ESTATE AGENTS



## 84 GRANVILLE ROAD, COWES, PO31 7JF

PRICE £285,000

A spacious three residence offering accommodation over three storeys and located very conveniently for Cowes town, sailing facilities and the high speed passenger service to Southampton. A feature of this home is the large glazed windows offering lots of light to the Reception areas in particular. There is also the benefit of some sea views over Cowes and a Roof Terrace adjacent to the Kitchen/Diner. Outside there is a decked patio area. Gas fired heating is installed and double glazing. First floor level there is a Shower Room and the top Floor offers a spacious Bathroom. Viewing is by appointment.

### COWES OFFICE

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## 84 GRANVILLE ROAD, COWES, ISLE OF WIGHT PO31 7JF

Double glazed Entrance Door to:

### ENTRANCE HALL

Stairs to upper floor off.

### LOUNGE

15'11" x 11'8" (4.85m x 3.56m)

Double aspect and large double glazed windows with Venetian blinds. Television point. Fireplace with tiled hearth and solid fuel stove. Understairs recess and further access to:

### KITCHEN/DINER

15'5" x 10'9" (4.70m x 3.28m)

Double glazed bay window. Radiator. Range of modern floor and wall cupboards with bevel edged worktops. Gas hob and built in electric oven. Plumbing for washing machine. Inset sink unit with mixer tap over. Vaillant gas boiler. Double glazed doors to Roof Terrace with views to the Solent.

First Floor Landing with radiator. Stairs to upper floor off.

### BEDROOM ONE

12'10" max x 12'2" (3.91m max x 3.71m)

Double glazed bay window. Double aspect. Radiator. Sea views over Cowes.

### BEDROOM TWO

11'8" x 12'11" (3.56m x 3.94m)

Double glazed window and double aspect. Radiator. Inset ceiling lights.

### SHOWER ROOM

Tiled shower cubicle, low level WC and wash basin.

Top Floor Landing.

### BEDROOM THREE

14'8" x 9'9" (4.47m x 2.97m)

Radiator. Double glazed window.

### SPACIOUS BATHROOM

Central bath, pedestal wash basin and low level WC. Radiator. Double glazed window.

### OUTSIDE

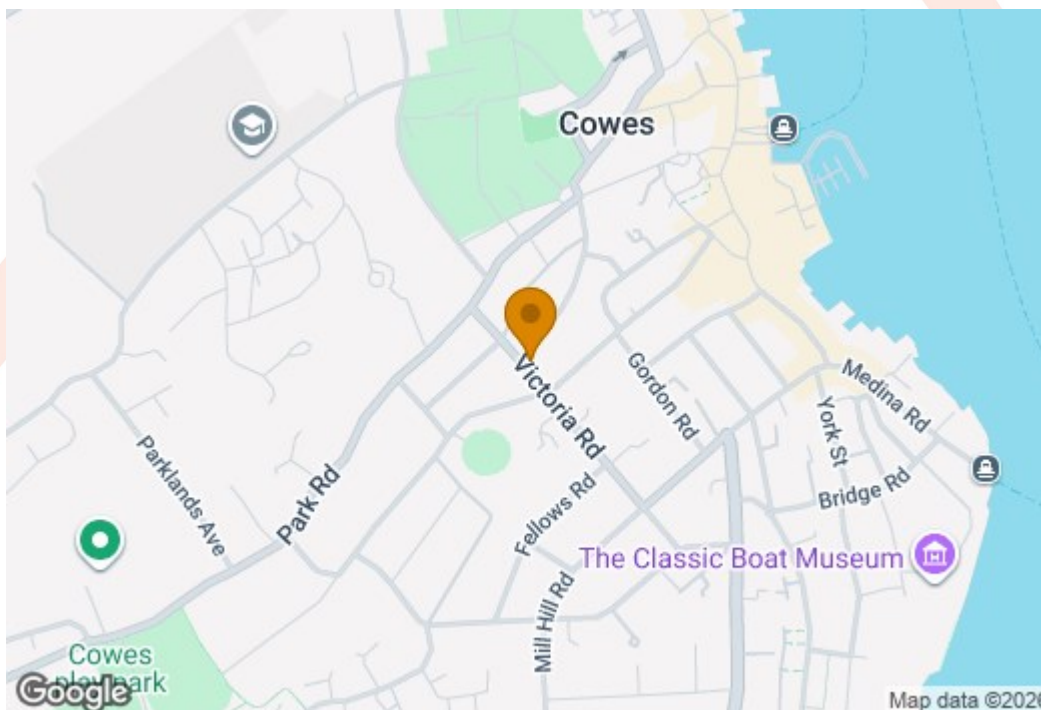
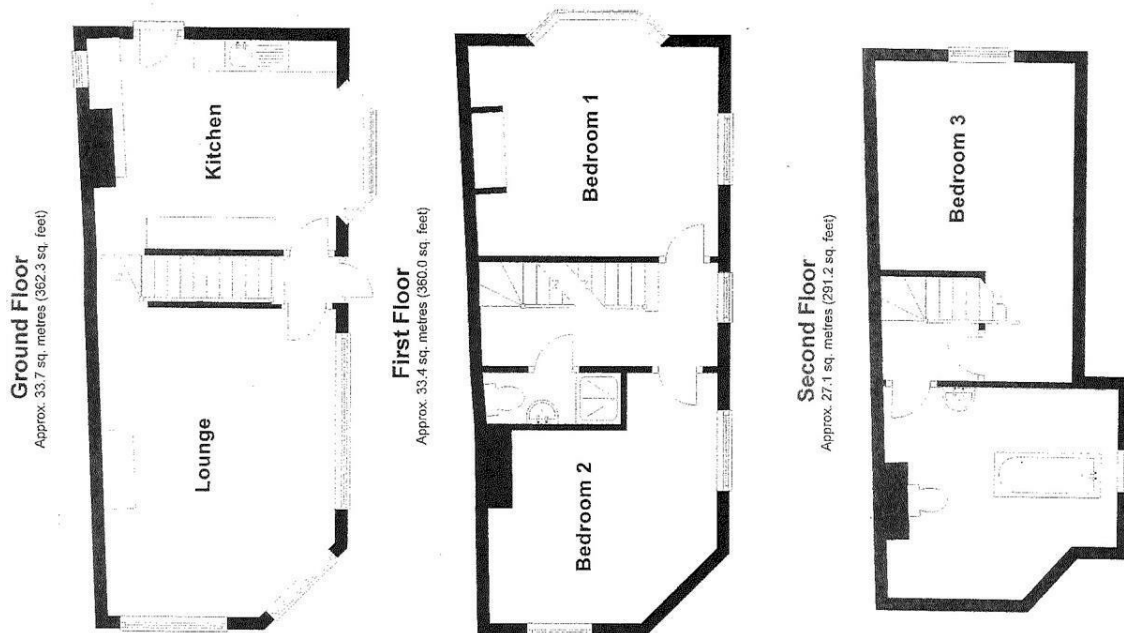
Decked garden area.

### TENURE

This property is Freehold. Council tax band B.







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 62      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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