



MARVINS
ESTATE AGENTS



34 ROYAL ARCHITECTS ROAD, EAST COWES, PO32 6FL
PRICE £295,000

Located in the corner of a quiet cul-de-sac on a very popular residential development is this super 3 Bedroom End of Terrace House. Ideal for families this home includes a contemporary Kitchen, a large living space with direct access to the garden along with 3 Bedrooms on the first floor. All-important allocated parking space opposite. THE PROPERTY IS AVAILABLE WITH NO ONWARD CHAIN AND THEREFORE A QUICK COMPLETION IS POSSIBLE FOR THE RIGHT BUYER. VIEW NOW!

COWES OFFICE

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

WWW.MARVINS.CO.UK

Entrance door to Hallway. Radiator. Stairs off. Cupboard.

CLOAKROOM

Including WC and pedestal hand basin. Radiator.

KITCHEN

8'11" x 10'7" (2.72m x 3.23m)

Modern attractive Kitchen with a comprehensive range of units including a built-in oven and separate gas hob. Plumbing for a washing machine. Plumbing for a dishwasher. Boiler.

LIVING ROOM

14'10" x 14'5" (4.52m x 4.39m)

An open plan living space incorporating the Lounge and Dining area. Patio doors provide access to the rear garden area.

First Floor Landing. Cupboard. Airing cupboard.

BATHROOM

With a white suite including panelled bath, WC and hand basin.

BEDROOM ONE

10'8" max x 10'8" (3.25m max x 3.25m)

Bay window. Radiator. Wardrobe.

EN-SUITE

Including shower cubicle, pedestal hand basin and WC

BEDROOM TWO

12'6" x 9'3" (3.81m x 2.82m)

Rear aspect. Radiator.

BEDROOM THREE

9'1" x 8'6" (2.77m x 2.59m)

Radiator. Rear aspect.

OUTSIDE

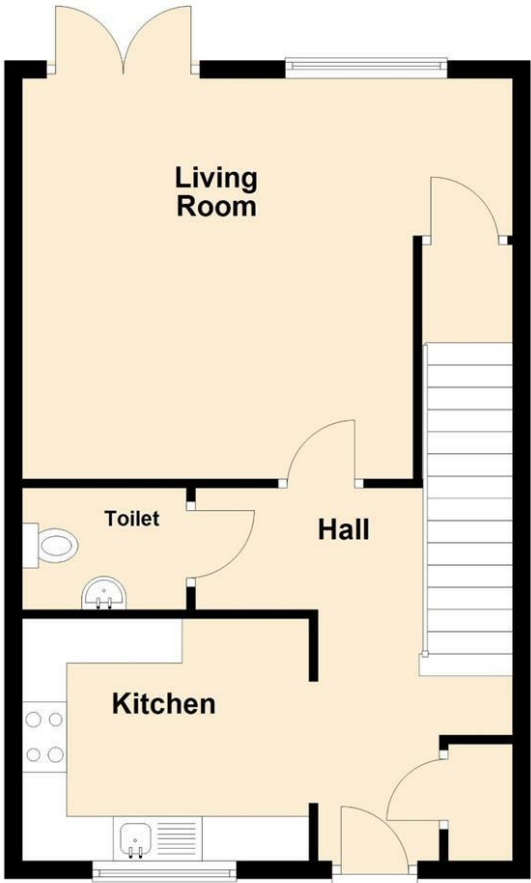
Allocated parking space. Small rear garden laid mainly to lawn.

TENURE

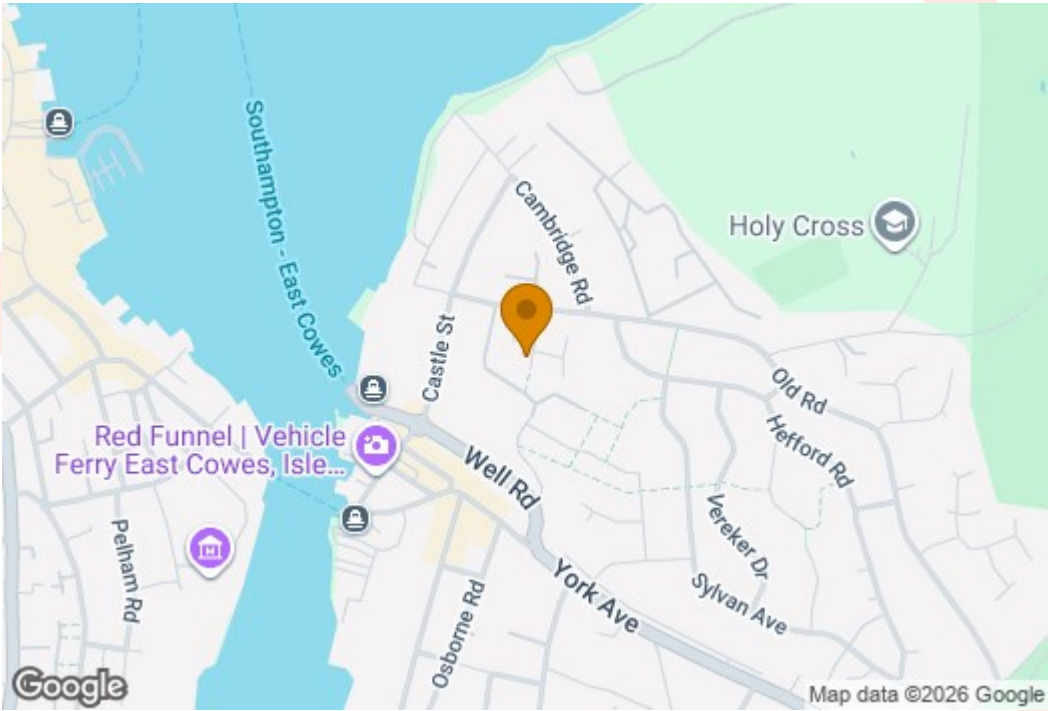
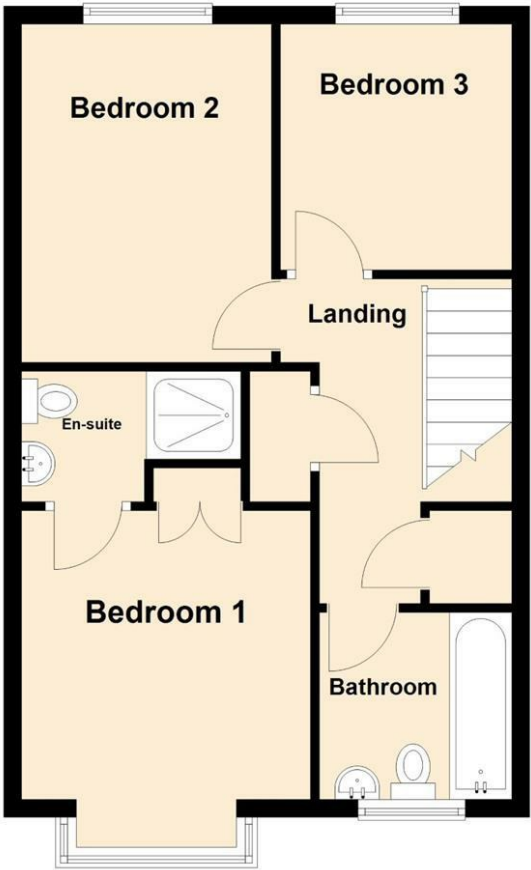
This property is Freehold. Council tax band C.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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