



MARVINS
ESTATE AGENTS



18 ORCHARD ROAD, EAST COWES, PO32 6DU

£199,950

Tucked away in a quiet residential street in ever-popular East Cowes, this delightful period home is packed with character and charm. Well cared for and clearly loved, the property offers an easy, low-maintenance lifestyle without sacrificing personality. Inside you'll find two bedrooms and a super kitchen/breakfast room — a real heart-of-the-home space, perfect for lazy breakfasts or winding down after work.

Location-wise, it's spot on. The Red Funnel car ferry is close at hand, the floating bridge offers quick access across to West Cowes, and East Cowes itself delivers marinas, coastal walks and the all-important Waitrose. Easy On-street parking is available.

This is a home that would suit a first-time buyer, investor, or anyone seeking a characterful property whether as a main residence, bolt-hole or smart rental investment.

COWES OFFICE

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18 ORCHARD ROAD, EAST COWES, ISLE OF WIGHT PO32 6DU

LIVING ROOM

10'2" max x 12'1" (3.10m max x 3.68m)

Front door to Lounge. Bay window. Wood flooring. Original fireplace. Radiator. Understairs cupboard.

Inner Hall with stairs off.

KITCHEN

10'8" x 12'1" (3.25m x 3.68m)

An attractive Kitchen fitted with a range of natural wood colour wall and base units. Fitted over with 6 gas burner hob. Butler style sink unit. Radiator.

UTILITY ROOM

11'7" x 6'9" (3.53m x 2.06m)

Radiator.

REAR LOBBY

6'9" x 3'4" (2.06m x 1.02m)

With WC and cupboard. Washing machine.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

10'1" x 12'1" (3.07m x 3.68m)

Front aspect. Radiator.

BEDROOM TWO

10'11" x 8'8" (3.33m x 2.64m)

Rear aspect. Fireplace.

BATHROOM

Ornate Fireplace. Suite including Panelled bath with shower over. WC and pedestal hand basin. Radiator.

OUTSIDE

Small easy to maintain rear garden with useful rear pedestrian access. Garden shed.

TENURE

This property is Freehold. Council tax band B.

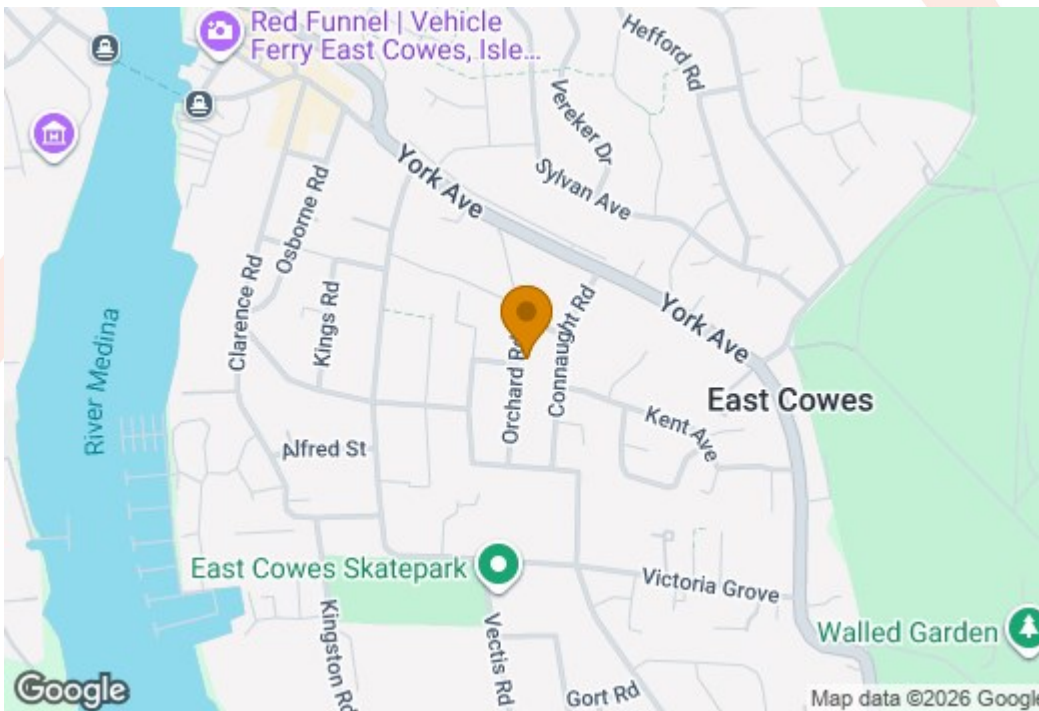




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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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