



**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 currently benefits from a tenant in-situ and so would suit investors, or can be available with vacant possession. A must-see home and we look forward to showing you over at your earliest convenience.

### COWES OFFICE

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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

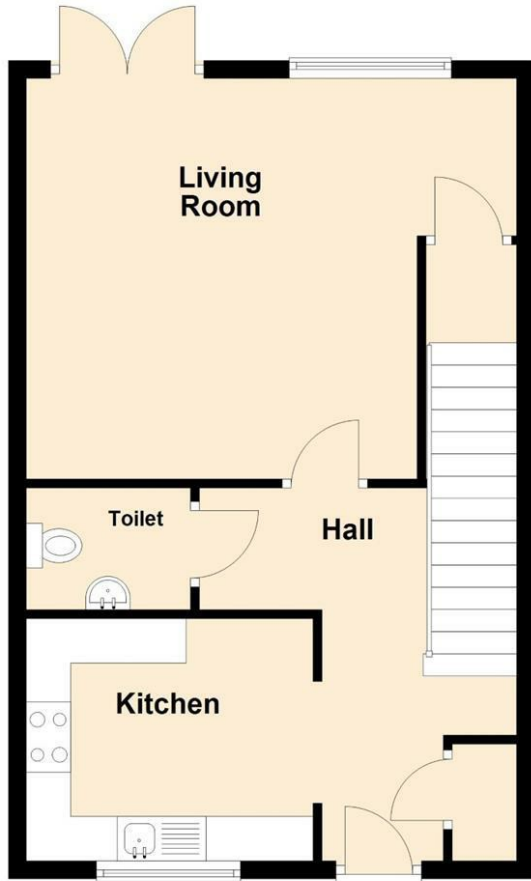
Allocated parking space. Small rear garden laid mainly to lawn.

### TENURE

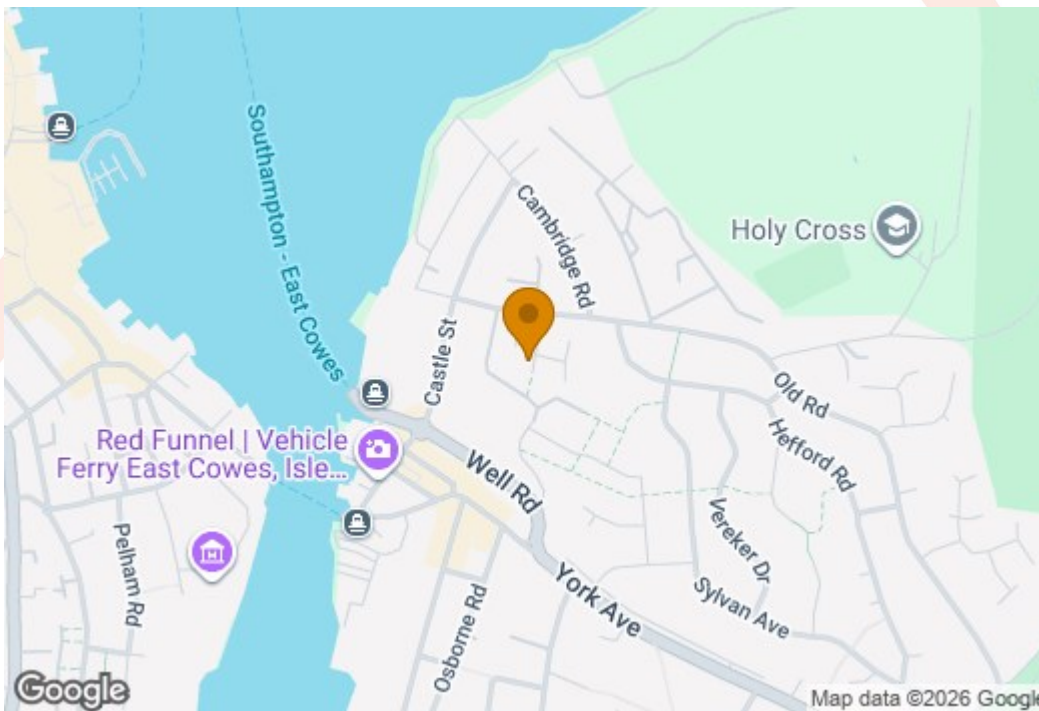
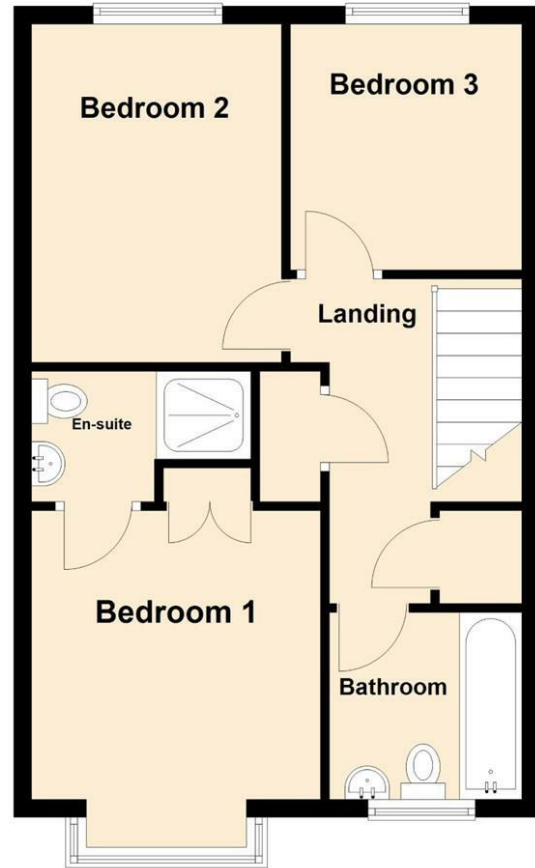
This property is Freehold. Council tax band C.



## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	78	83
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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