



**MARVINS**  
ESTATE AGENTS



**34 ROYAL ARCHITECTS ROAD, EAST COWES, PO32 6FL**  
**PRICE £275,000**

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  
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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

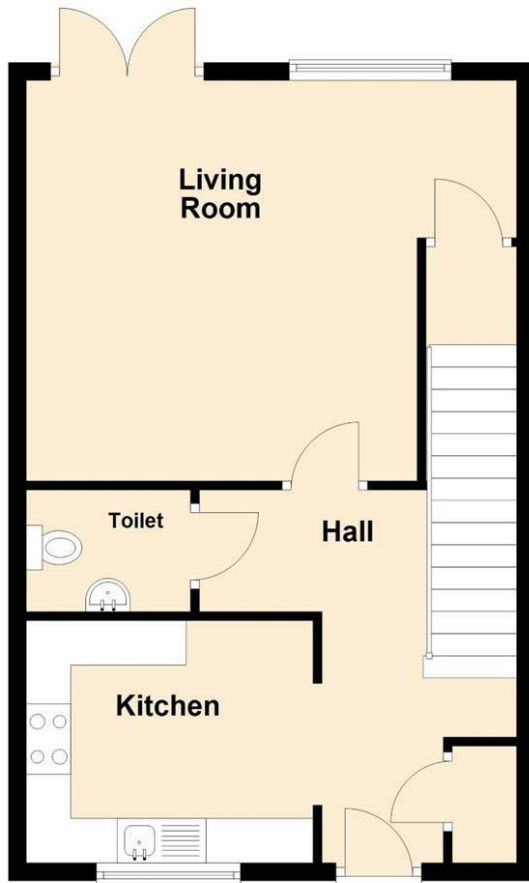
Allocated parking space. Small rear garden laid mainly to lawn.

### TENURE

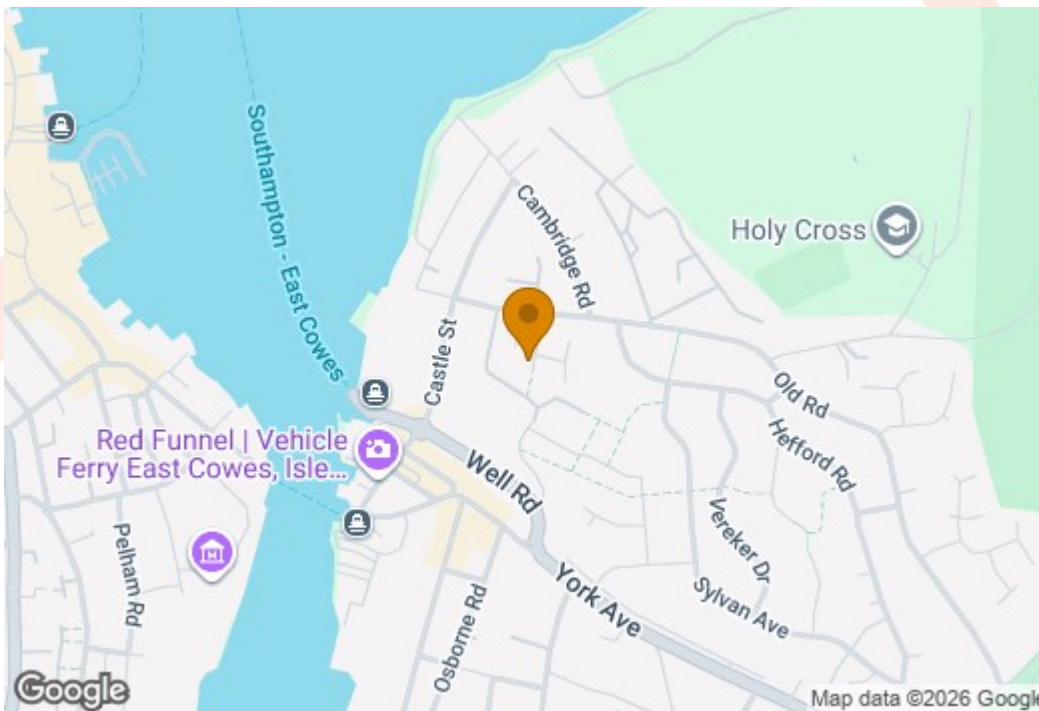
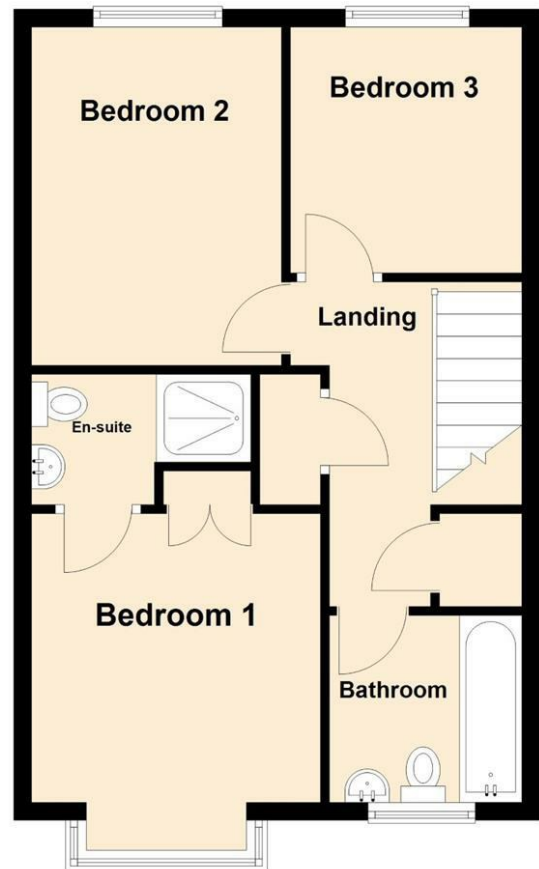
This property is Freehold. Council tax band C.



## 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>                            | 78      | 83        |
| (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 |         |           |
| 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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