



MARVINS
ESTATE AGENTS



48 SHAMBLERS ROAD, COWES, PO31 7HE

£225,000

A super opportunity to buy a great family home occupying a corner plot in a popular location just off Mill Hill Road and therefore well connected for local amenities. The House, available with NO ONWARD CHAIN, enjoys three bedrooms, a modern fitted Kitchen and is warmed by gas central heating. Gardens wrap around the property with a generous proportion being to the rear, ideal for children.

This really is a must-see property and we look forward to showing you over.

COWES OFFICE

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48 SHAMBLERS ROAD, COWES, ISLE OF WIGHT PO31 7HE

Entrance Hall to:

LOUNGE

13'10" x 10'5" max (4.22m x 3.18m max)
Front aspect. Radiator. Tiled fireplace.

DINING ROOM

9'11" x 10'3" max (3.02m x 3.12m max)

KITCHEN

9'5" max x 13'5" max exclusive of door recess (2.87m max x 4.09m max exclusive of door recess)
Modern fitted Kitchen with light coloured units. Built in oven and electric hob. Plumbing for washing machine. Aspect over rear garden.

LOBY AREA

With Cloakroom off and door to outside.

LANDING

Spacious and with access to loft.

BEDROOM ONE

11'11" x 10'5" (3.63m x 3.18m)
With built in cupboard housing Betacom gas fired boiler. Rear aspect. Radiator.

BEDROOM TWO

8'11" 4'0" ext to 13'6" x 10'7" (2.74m 1.22m ext to 4.14m x 3.25m)
Front aspect. Radiator.

BEDROOM THREE

10'7" max x 9'1" max I-shaped (3.23m max x 2.77m max I-shaped)
Front aspect. Radiator.

BATHROOM

White suite comprising panelled bath with shower over, pedestal hand basin and low level WC.

OUTSIDE

The property sits on a corner plot with garden to the front, side and rear. The rear garden is of good size, perfect for children. There is a workshop/shed.

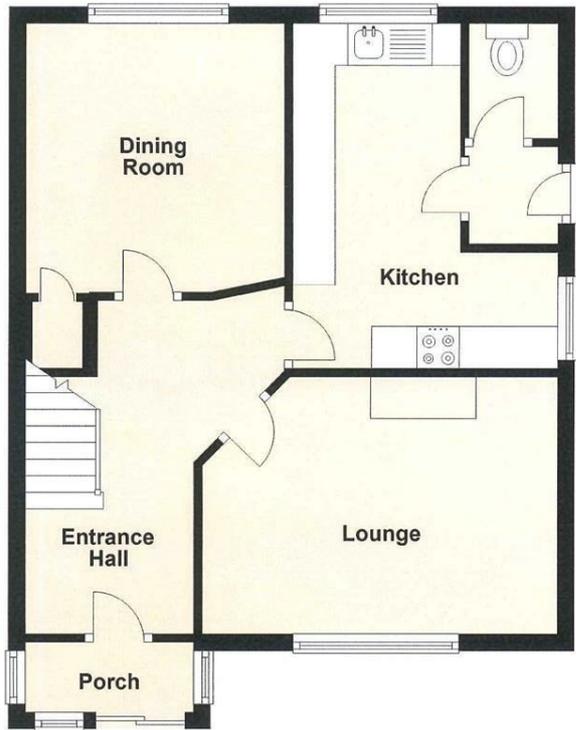
TENURE

This property is Freehold. Council tax band B.

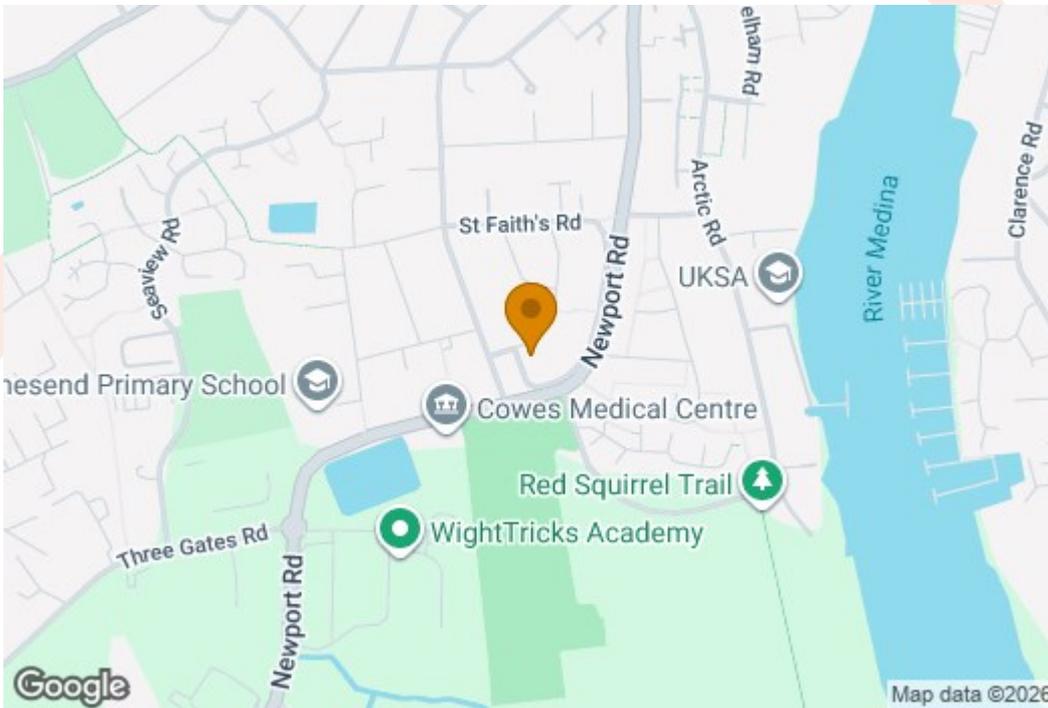
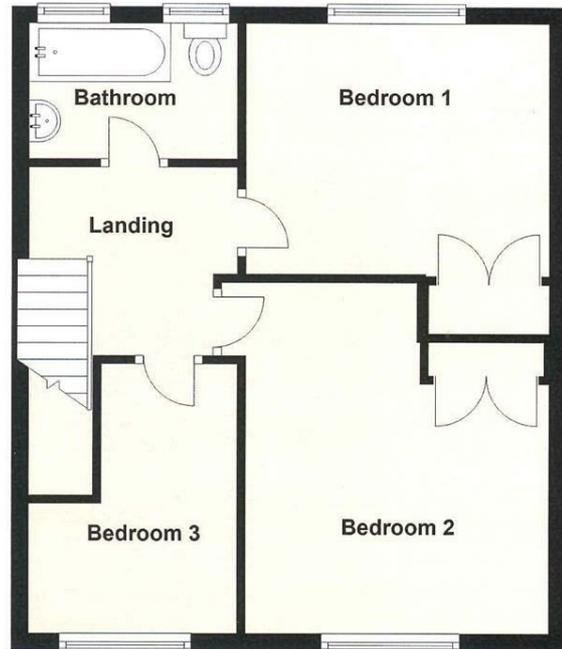




Ground Floor



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			
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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