



10 Venner Avenue, Cowes
£325,000



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This smart and well loved bungalow has been in the same ownership from new and offers light, appealing and welcoming accommodation, all warmed by gas central heating. The three double bedrooms are serviced by a bathroom and separate WC and the large L-shaped living/dining room is focused to the rear of the home, providing a lovely entertaining area with a view and access to the rear garden. The smart, well stocked kitchen has a hatch opening linking it to the dining area, and plenty of space for appliances. Set back from Venner Avenue by a neatly lawned front garden, the home has a driveway to one side leading to the garage. The very pretty, sunny rear garden is private and enclosed, laid to lawn and patio with mature planting; shed and greenhouse. Freehold. Council Tax Band - D. EPC D-58

Entrance Porch:

A handy storage space with UPVC double glazed windows to each side and tiled floor. Further glazed UPVC double glazed door into:

Entrance Hallway:

With oak style flooring, a welcoming entrance to the home with built in storage cupboard and white panelled doors to:

Living/Dining Room:

21'10" max x 18'11" max (6.67m max x 5.79m max)
A bright and comfortable L-shaped room, designed to provide plenty of space for seating and dining with large UPVC double glazed patio doors to one end leading to the garden. Gas fire set on a sleek hearth and UPVC double glazed windows to side and rear.

Kitchen:

9'6" max x 8'5" max (2.92m max x 2.58m max)
Fitted with wooden effect fronted units, topped by pale mottled work surfaces with cream and terracotta splashback tiling. Integrated fridge/freezer; free standing cooker and space for washing machine. Wall mounted gas fired boiler and sink set below the UPVC double glazed side window. An open hatch links to the dining area.

Bedroom One:

12'10" x 12'2" (3.92m x 3.71m)
A pretty bedroom in cream and lilac decor, with large UPVC double glazed front window. A good range of wardrobes to one wall.





Bedroom Two:

10'2" x 9'6" + ent area (3.11m x 2.90m + ent area)

A second double bedroom with laminate flooring and UPVC double glazed side window.

Bedroom Three:

9'2" x 8'7" (2.80m x 2.64m)

A third double bedroom, smartly decorated with UPVC double glazed front window.

Bathroom:

5'4" max x 4'11" max (1.64m max x 1.50m max)

Fully tiled and fitted with white vanity wash hand basin and bath with mixer tap/shower attachment over. UPVC double glazed opaque side window and access to loft.

WC:

5'3" max x 2'8" max (1.61m max x 0.83m max)

A separate room with opaque UPVC double glazed side window and WC.



Front Garden & Parking

A neatly tended lawn sits to the front of the home with a planted border along the front edge. A driveway to one side leads to the garage with up and over door. Gated access each side, leads to the:



Rear Garden:

A lovely, sunny and good sized garden including a wide patio with barbeque area, leading to a lawn with mature borders; smart shed and greenhouse as well as a pretty pond.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
 Megan Baker Estate Agents
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 Love this property and want to see more?



Energy Efficiency Rating

EU Directive 2002/91/EC	
Potential	Current
<p>England & Wales</p> <p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
75	58



GROUND FLOOR
 939 sq. ft. (87.3 sq. m.) approx.

Notes: Every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, doors and windows are approximate and responsibility is taken by any prospective purchaser. The services, systems and appliances shown are based on the information provided at the time of the survey. The services, systems and appliances shown are based on the information provided at the time of the survey. The services, systems and appliances shown are based on the information provided at the time of the survey.