



165 Gurnard Pines Cockleton Lane, Cowes  
£58,000



**Megan Baker**  
Estate Agents

## 165 Gurnard Pines Cockleton Lane, Cowes

**£58,000**

Positioned in the quiet woodland area of the Gurnard Pines site, this attractive semi detached bungalow offers two bedrooms; bathroom and an open plan living/kitchen/dining area. It has a screened and pretty front garden area, with access to the communal green spaces. It is warmed by gas central heating; has UPVC double glazing and is offered with no onward chain. Strictly no pets allowed. On site facilities include a gymnasium (requires separate membership) and local shop.

Leasehold 99 years from 1/10/1998- subject to site restrictions. Ground Rent currently £2592.00 pa. Current annual service charge £984.00 Additional annual building insurance £456.00. Council tax Band - A. EPC D-63.

**UPVC double glazed front entrance door to:**

### **Open Plan Living Area:**

16'2" max x 14'9" max (4.94m max x 4.52m max)

A light, open plan space which accommodates the living/dining and kitchen areas with UPVC double glazed windows and door to front. The kitchen area is fitted with white fronted units and topped by pale beech worksurfaces. Appliances include a fridge/freezer; washing machine and integrated oven; hob and extractor hood. Sink unit and wall mounted gas fired boiler. Opening to:

### **Inner Lobby:**

With doors to:

### **Bedroom One:**

10'6" x 8'0" (3.21m x 2.46m)

A double bedroom with UPVC double glazed window to rear.

### **Bedroom Two:**

8'0" x 7'8" (2.46m x 2.36m)

A small double, or comfortable single bedroom with UPVC double glazed rear window.

### **Bathroom:**

6'6" max x 5'3" max (1.99m max x 1.62m max)

Fully tiled in white and fitted with WC; wash hand basin and bath with electric shower over. Opaque UPVC double glazed side window.





### **Outside:**

A smart, wide pathway leads from the back of the property round to the front, where a decked and screened garden area can be found - giving a very pretty space to sit and enjoy the morning sun. Access from here leads to the large communal green spaces, which are a haven for birds and wildlife.

### **Site Facilities:**

The site has a gymnasium and studio for classes which requires a separate membership; there is a very handy on site shop. There is a strict no pets policy on the site.

### **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](mailto:hello@meganbakerestateagents.com)

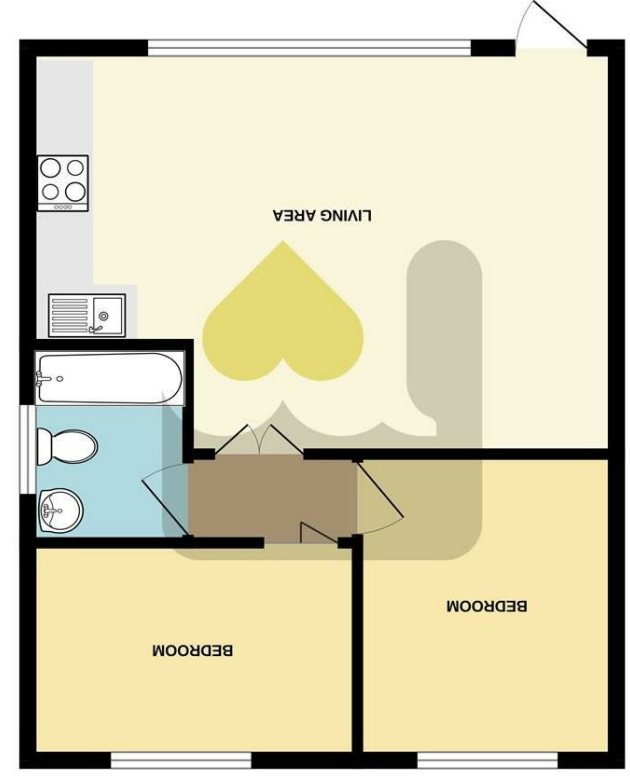


Pop in for a chat  
 Megan Baker Estate Agents  
 128 High Street Cowes Isle of Wight PO31 7AY  
 meganbakerestateagents.com

Arrange a viewing  
 Call us on 01983 280555  
 Email: hello@meganbakerestateagents.com  
 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
88	63
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20)	
Not energy efficient - higher running costs	



GROUND FLOOR  
 496 sq. ft. (46.1 sq.m.) approx.

What every agent has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and appliances shown are not intended to be used as a guide for any prospective purchaser. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox ©2024