

10 Ward Avenue Cowes, PO31 8AY

£660,000



This spacious three bedroom detached chalet bungalow is located on popular Ward Avenue in Cowes, within walking distance to Cowes town centre, beach & ferry links to Southampton. The Ground floor of the property consists of a spacious kitchen, living room, double bedroom, family bathroom and conservatory. The first floor consists two double bedrooms, a shower room and storage space. Outside offers a good-sized garden including an ornamental pond and greenhouses and direct access to the lovely Northwood Park, one of Cowes' attractions. Other benefits of the property includes potential for further expansion subject to normal approvals being required, ample driveway, garage with electric doors, gas central heating & double glazing. This is the perfect upward and onward!

CHAIN FREE!!

THREE DOUBLE BEDROOMS

DRIVEWAY & GARAGE

DETACHED CHALET BUNGALOW

CONSERVATORY

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Radiator. Parquet flooring. Built in understairs storage cupboard. Built in hanging and storage cupboards.

Living room 27' 3" x ' ' (8.31m x m)

Carpet flooring. Feature fireplace to side aspect. Double glazed bay window. Double glazed doors to conservatory. Radiator.

Kitchen/Diner 13' 7" x 17' 9" (4.14m x 5.41m)

Tiled flooring. Fitted-kitchen with matching wall base units. Electric hob and oven. Sink drainer, integrated dishwasher and fridge. Double glazed window to rear aspect. Radiator.

Conservatory 13' 6" x 30' 0" (4.11m x 9.14m)

Tiled flooring. Double glazed windows and french doors leading out to the garden. Radiator.

Bathroom 12' 6" x 9' 11" (3.81m x 3.02m)

Laminate flooring. Fitted-bath, walk-in cubicle shower, sink & WC. Radiator.

First Floor landing

Bedroom 1 13' 8" x 13' 10" (4.17m x 4.22m)

Carpet flooring. Double glazed window looking out onto Northwood Park. Access to loft & boiler. Radiator.

Bedroom 2 11' 7" x 9' 0" (3.53m x 2.74m)

Carpet flooring. Double glazed window to front aspect. Radiator.

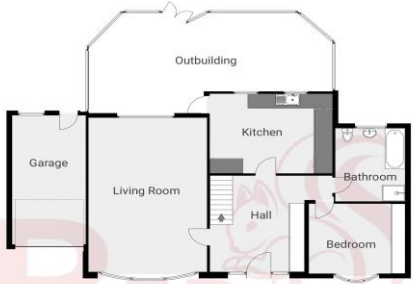
Project 43

10 Ward Avenue
TOTAL AREA: 280.17 m² · LIVING AREA: 212.16 m² · FLOORS: 2 · ROOMS: 12



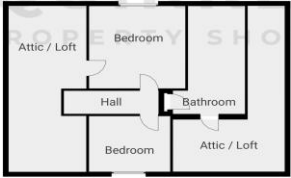
▼ Ground Floor

TOTAL AREA: 181.29 m² · LIVING AREA: 113.27 m² · ROOMS: 6



▼ 1st Floor

TOTAL AREA: 98.89 m² · LIVING AREA: 98.89 m² · ROOMS: 6



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDSPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Shower Room

Walk-in cubicle shower. Sink & WC. Radiator. Access to loft.

Bedroom 3 13' 10" x 11' 11" (4.22m x 3.63m)

Carpet flooring. Double glazed bay window to front aspect. Fitted wardrobes. Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.