



MARVINS
ESTATE AGENTS



BLUEBELL COTTAGE 8 THE AVENUE, GURNARD, PO31 8JL **OFFERS IN THE REGION OF £295,500**

A delightful and attractive end terrace two bedroom cottage located in the heart of popular Gurnard village and within easy reach of Cowes town with its high speed passenger ferry service to Southampton. This welcoming home offers lots of character and includes two Reception Rooms to the ground floor with French Doors giving access to the rear gardens. There is also a Kitchen and Cloak/Utility Room. First floor level offers two double Bedrooms and Bathroom with views over Gurnard to the Solent beyond. Gas heating and double glazing is installed. An excellent full time home or holiday retreat, early viewing is highly recommended.

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BLUEBELL COTTAGE 8 THE AVENUE, GURNARD, ISLE OF WIGHT PO31 8JL

GROUND FLOOR

Entrance door with Porthole window to:

ENTRANCE PORCH

Semi glazed door to:

LOUNGE

10'2 x 9'5 (3.10m x 2.87m)

Double glazed sash window, attractive stripped wooden floor. Fireplace with multi fuel stove. Radiator.

DINING ROOM

10'2 x 10'2 (3.10m x 3.10m)

Attractive stripped wooden floor, lower understairs recess. Radiator. Double glazed side window and French Doors leading out to rear patio and gardens.

KITCHEN

8'6 x 5'6 (2.59m x 1.68m)

Fitted with a range of modern floor and wall units with worktops over. Stainless steel sink with mixer tap over, integrated electric oven with gas hob and extractor hood over. Double glazed side window.

UTILITY/CLOAKROOM

4'1 x 4'8 (1.24m x 1.42m)

Low level WC. Corner washbasin. Space and plumbing for washing machine.

FIRST FLOOR

LANDING

Double glazed window. Doors off to:

BEDROOM ONE

9'5 x 10'2 (2.87m x 3.10m)

Double glazed sash window. Overstairs cupboard. Radiator.

BEDROOM TWO

10'2 x 9'9 (3.10m x 2.97m)

Double glazed window, radiator.

BATHROOM

White suite comprising panelled bath with shower over. Pedestal washbasin. Low level WC. Towel rail/radiator. Cupboard housing Glo Worm gas boiler. Double glazed window to rear with sea views.

OUTSIDE

To the front of the property there is a small enclosed garden area. A gravelled path to the side leads to the rear gardens, which offer a decked and paved patio area, a further lawned area with a variety of mature trees and shrubs and timber garden store.

TENURE

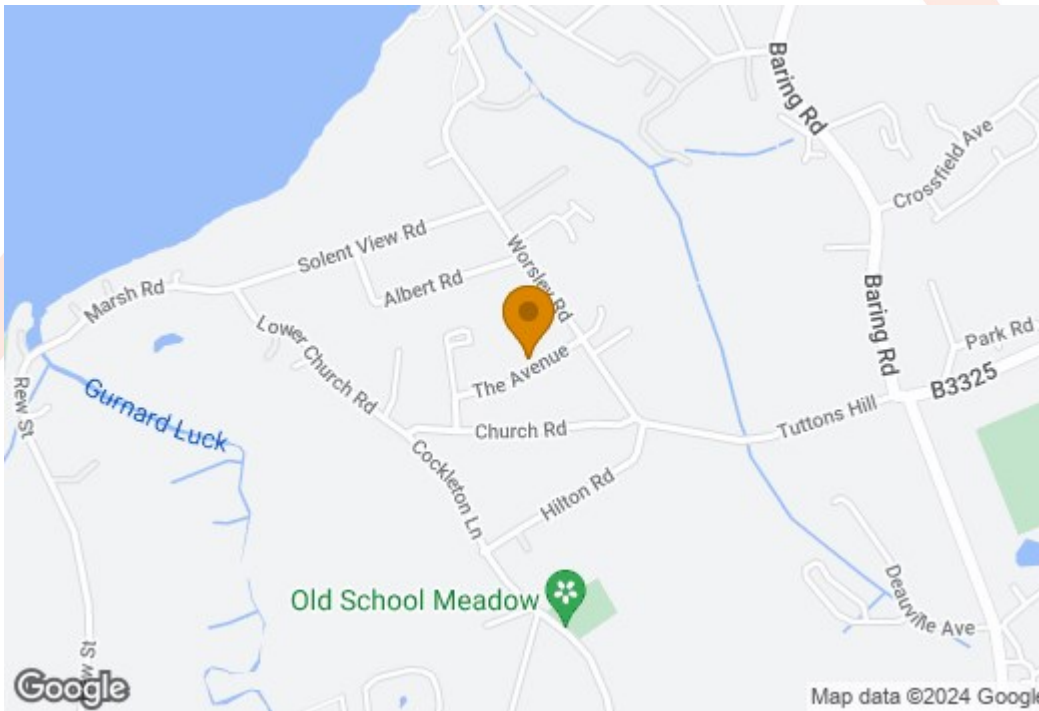
Freehold. Tax Band B







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		65
(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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