



MARVINS
ESTATE AGENTS



12 NOKE COMMON, NEWPORT, PO30 5TY OFFERS IN EXCESS OF £425,000

Location, location, location...A fantastic opportunity to purchase a Detached Bungalow situated in popular semi-rural Noke common, within easy distance of Newport and Cowes as well as access to nearby Parkhurst Forest. Backing onto open farmland the Bungalow has been in the same family since it was built - testament to the property and it's location.

Enjoying 3 Bedroom accommodation the property offers further potential to extend or improve, therefore offering the next generation of owner the chance to stamp their own mark on their home.

With NO ONWARD CHAIN we urge you to view this home as soon as possible in order not to miss out.

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12 NOKE COMMON, NEWPORT, PO30 5TY

Covered Entrance Porch. Front door to reception hallway. Cupboard. Loft access. Radiator. Airing cupboard housing boiler.

LOUNGE

10'10" x 23'3" (3.30m x 7.09m)

Front and side aspects. Two radiators. Brick fireplace with fitted electric fire.

SHOWER ROOM

7'5" x 5'11" (2.26m x 1.80m)

Shower cubicle. Vanity unit with inset sink. WC.

BATHROOM

Comprising panelled bath, pedestal hand basin and WC.

KITCHEN

14'6" x 9'9" (4.42m x 2.97m)

Of good size and with side and rear aspects over the gardens. Rear access to the rear Porch and store. Fitted with a range of wall and base units. Single drainer sink unit. Gas cooker point. Radiator.

BEDROOM ONE

9'9" max x 20'5" (2.97m max x 6.22m)

Extended from it's original design to provide more space. Two radiators. Super rear aspect over the rear gardens.

BEDROOM TWO

12'3" x 11'4" (3.73m x 3.45m)

Front aspect. Radiator. Built in cupboard.

BEDROOM THREE

8'2" x 11'4" (2.49m x 3.45m)

Front aspect. Radiator.

OUTSIDE

The property is approached off Noke Common via a driveway and hardstanding which accommodates several cars. The drive leads to the covered car port style area which in turn provides access to the rear gardens. There is also a front area of lawn. The main gardens are to the rear of the property. Backing onto open fields (see pic) the rear gardens are an absolute delight and was the focus of much care and attention over the years. Laid predominantly to lawn interspersed with flower beds and borders. Also including a Greenhouse, workshop, summer chalet and further storage. If you like gardening you'll love this garden.

TENURE

This property is Freehold
Council Tax Band D

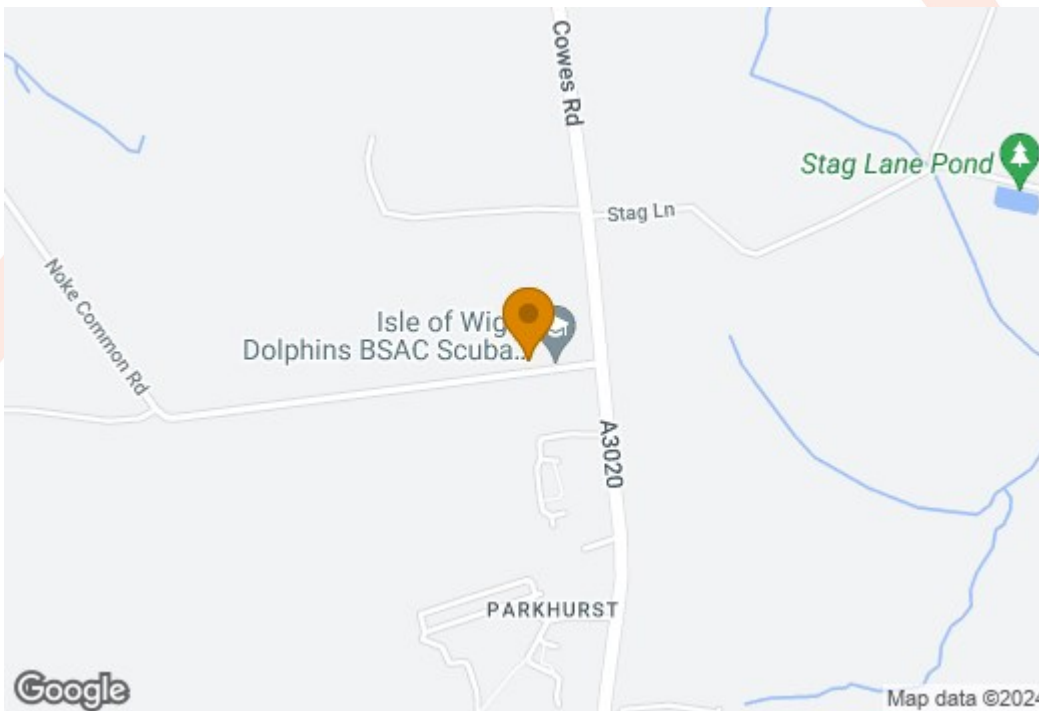




Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		87	
(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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