



MARVINS
ESTATE AGENTS



71 OXFORD STREET, COWES, PO31 8PT

ASKING PRICE £525,000

An individual very spacious detached three bedroom bungalow occupying a corner position at the lower end of Oxford Street and Wyatts Lane. This home offers an immediate feeling of space with good size entrance hall and glazed French Doors opening to the double aspect Lounge/Diner. Access from here leads to a well equipped Kitchen opening to the double glazed Conservatory to the rear. There are two good size double Bedrooms and a third single Bedroom. Also a modern fitted Shower Room. Gated access to the large gravelled driveway and parking also gives access to the oversized garage to the side of the property. Gas central heating and double glazing is installed. To the front and rear of the property there are extensive gardens with a variety of trees and plants. Offered chain free, viewing is highly recommended by appointment.

COWES OFFICE

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71 OXFORD STREET, COWES, ISLE OF WIGHT PO31 8PT

Double glazed Entrance Door with double glazed size window to:

SPACIOUS ENTRANCE HALL

Radiator. Built in cupboard housing hot water tank. Large walk-in storage cupboard with loft access. Twin glazed doors to:

LOUNGE

19'11" x 14'9" (6.07m x 4.50m)

Double aspect room with double glazed bow window to front. Two radiators. Television point. Telephone point. Modern fireplace with real flame coal effect gas fire. Marble effect mantel and surround. Glazed door to:

KITCHEN

14'9" x 11'11" (4.50m x 3.63m)

Extensive range of floor and wall cupboards with bevel edged worktops. Neff ceramic electric hob and built in double oven and grill. Integrated Neff fridge and freezer, dishwasher and washing machine. Inset stainless steel sink unit with mixer tap over. Double glazed window. Tiled floor. Underfloor heating. Large open arch to:

CONSERVATORY

11'6" x 11'3" (3.51m x 3.43m)

Two radiators. Dwarf walls. Double glazed window and french doors to patio and garden.

BEDROOM ONE (REAR)

13'9" max into wardrobe space x 10'11" (4.19m max into wardrobe space x 3.33m)

Fitted bedroom furniture including wardrobe, drawer units and storage over. Radiator. Double glazed window. Two wall light points.

BEDROOM TWO (FRONT)

10'11" x 13'9" (3.33m x 4.19m)

Fitted wardrobe cupboard and built in wardrobe. Double glazed window. Radiator.

BEDROOM THREE

9'11" x 9' (3.02m x 2.74m)

Built in and fitted wardrobe cupboards. Built in cupboard housing Vaillant gas boiler.

SHOWER ROOM

Shaped walk-in shower cubicle, vanity wash basin and WC with concealed cistern. Heated towel rail/radiator. Tiled floor and walls. Double glazed window and shaver point.

OUTSIDE

Gated entrance leads to the gravel parking area and gardens laid to lawn. Electric up and over door to 1 1/2 garage (20'4" x 13'8") Power and light and rear pedestrian access door. Large paved patio. Outside water tap. Flower and shrub borders. Pagoda and further patio to side.

TENURE

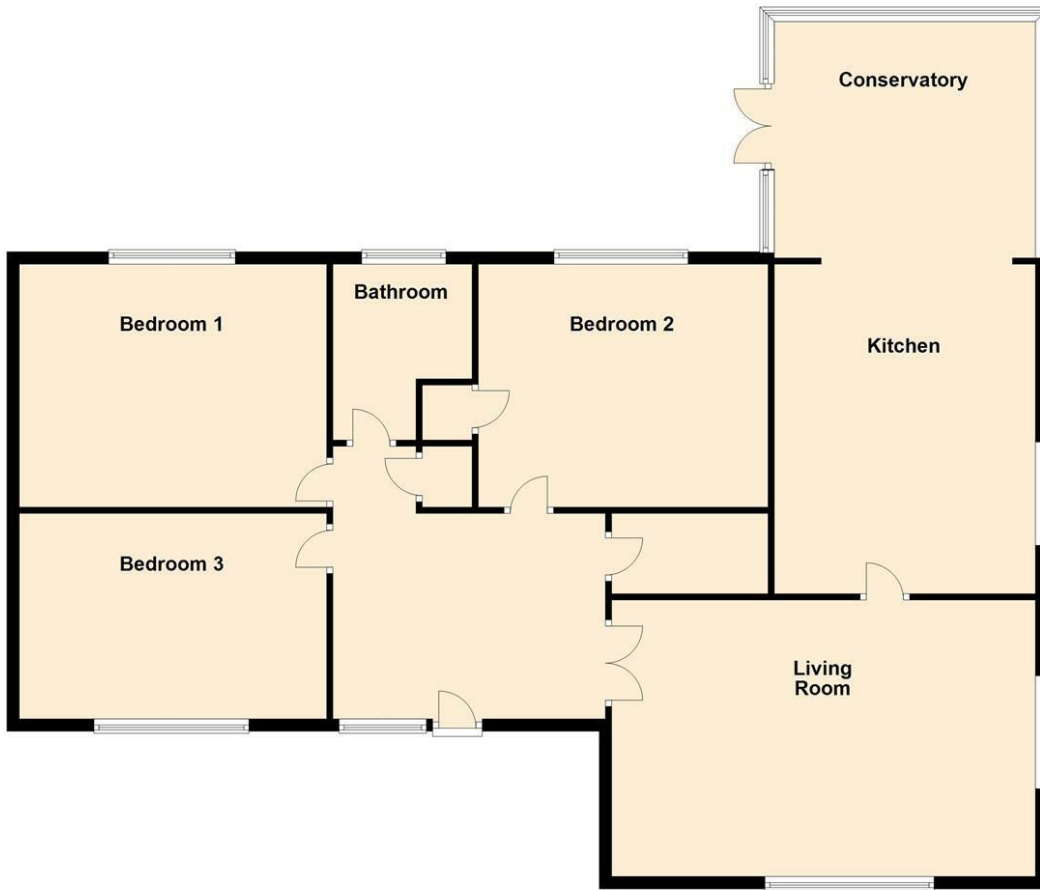
Council Tax Band E.

This property is Freehold.

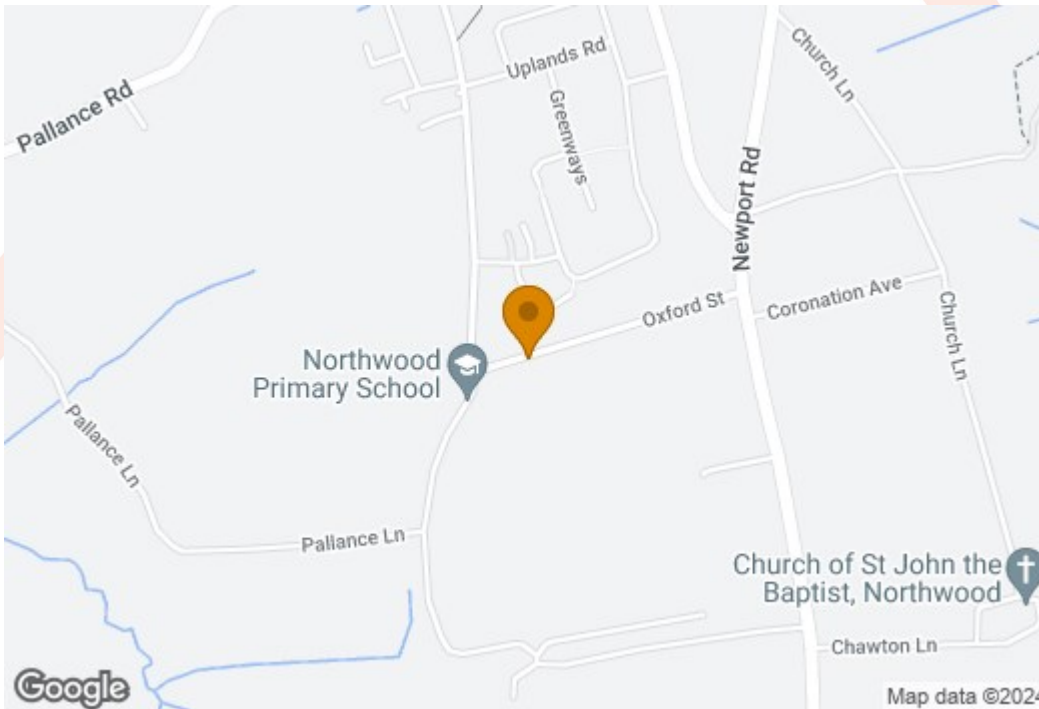




Ground Floor
Approx. 154.6 sq. metres (1663.7 sq. feet)



Total area: approx. 154.6 sq. metres (1663.7 sq. feet)
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		
(81-91) B		77
(69-80) C		
(55-68) D	63	
(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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