



**MARVINS**  
ESTATE AGENTS



**10 WARD AVENUE, COWES, PO31 8AY**

**ASKING PRICE £775,000**

A substantial three bedroom chalet bungalow located in popular Ward Avenue backing on to Northwood Park. This home is very convenient to Cowes town centre and offers spacious accommodation with potential for further expansion subject to normal approvals being required. At ground floor level there is a good size double Bedroom, spacious Bathroom and Lounge with patio doors to the Conservatory which runs the width of the property to the rear. There is also a good size Kitchen/Diner. First floor level offers two Bedrooms and a Shower Room, again with further room for extension of the accommodation. To the front of the property there is a driveway with ample car hardstanding and access to the garage. In need of general updating and modernisation this property is offered chain free and offers lots of potential. Viewing is strictly by appointment with the Vendors Agent.

**COWES OFFICE**

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## 10 WARD AVENUE, COWES, ISLE OF WIGHT PO31 8AY

Covered Entrance Porch. Double glazed window and Entrance Door to:

### SPACIOUS ENTRANCE HALL

Radiator. Stairs to first floor off. Parquet flooring. Built in understairs storage cupboard. Further built in hanging and storage cupboards.

### LOUNGE

27'3" in to double glazed semi circular bay window (8.31m in to double glazed semi circular bay window)  
Three radiators. Fireplace with stone mantel hearth and surround. Carpet over parquet flooring. Double glazed doors to Conservatory. Door to:

### KITCHEN/DINER

17'9" x 13'7" (5.41m x 4.14m)  
Extensive range of fitted floor and wall cupboards with bevel edged work tops. Built in electric oven and grill. Stainless steel sink unit with mixer tap over. Integrated dishwasher and fridge. Tiled flooring. Radiator. Returning door to Hall. Door to:

### CONSERVATORY

30' x 13'6" (9.14m x 4.11m)  
Dwarf wall double glazed windows and french doors to garden. Tiled flooring. Radiator.

### BEDROOM THREE

11'11" excluding cupboard space x 13'10" (3.63m excluding cupboard space x 4.22m )  
in to double glazed semi circular bay. Radiator. Fitted wardrobe and storage cupboards.

### SPACIOUS BATHROOM

12'6" x 9'11" (3.81m x 3.02m)  
Low level WC. Panelled bath with mixer tap and shower attachment. Pedestal wash basin. Corner shower cubicle. Radiator.

### ON THE FIRST FLOOR

Landing.

### BEDROOM ONE

13'10" x 13'8" (4.22m x 4.17m)  
Radiator. Double glazed window with views over the garden and Northwood Park. Access to loft and storage space also housing Gas boiler.

### BEDROOM TWO

9' x 11'7" (2.74m x 3.53m)  
Double glazed window. Radiator.

### SHOWER ROOM

Corner shower cubicle. Low level WC. Vanity wash basin. Radiator. Access to large loft and storage space.

### OUTSIDE

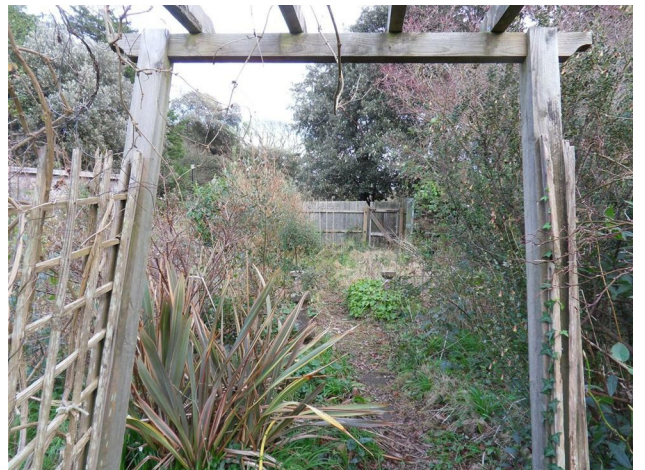
To the front the garden is laid to lawn. Driveway and car hardstanding leads to the good size GARAGE 10' 1" x 20'5" with electric up and over door. Rear pedestrian access and mechanics maintenance pit. Good size rear gardens backs on to Northwood Park large variety of shrubs and plants. Ornamental pond. Green houses.

### TENURE

This property is Freehold.  
Council tax band F



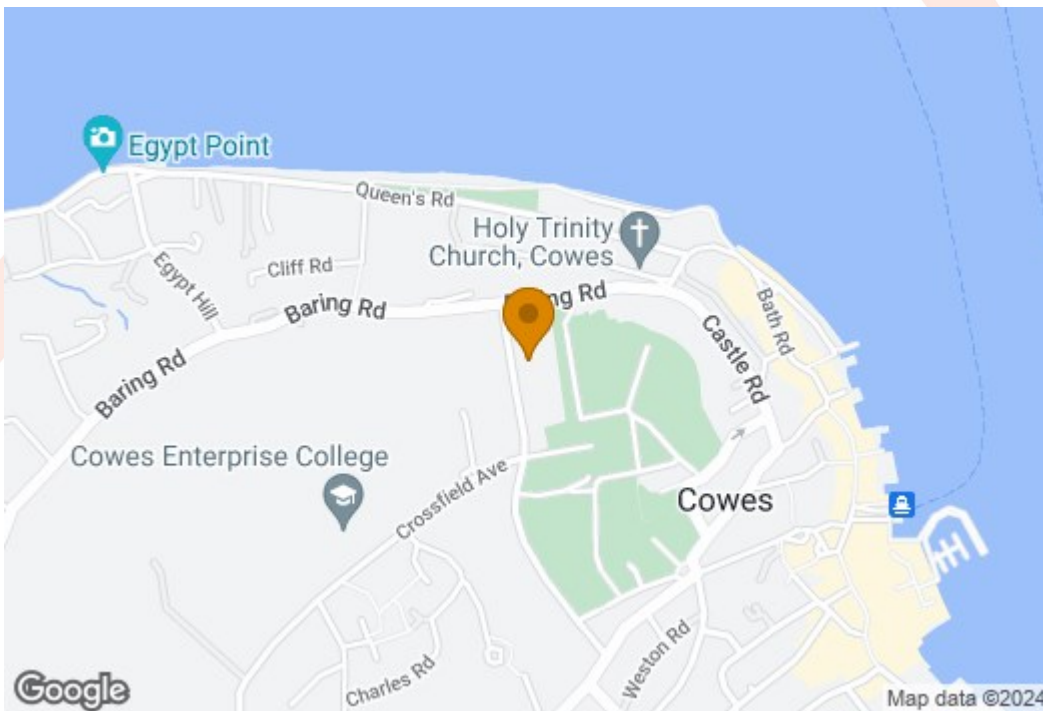








SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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