



MARVINS
ESTATE AGENTS



MARTINDALE, 150 BARING ROAD, COWES, PO31 8DS **OFFERS IN THE REGION OF £639,950**

First time on the market in over four decades, we are pleased to present Martindale to the market. A most versatile property with an abundance of potential and options in either its current form or perhaps from a development opportunity (subject to normal permissions). The Detached Bungalow sits on Baring Road, one of Cowes more sought after address' and within a short walk of two popular local schools as well as easy access to vibrant Cowes town and Red Jet links to Southampton. The shore is just a walk down the road where you'll find one of the Island's popular Pubs and a great place to view the famous Gurnard sunsets. The Bungalow sits on a large corner plot with wrap-around gardens and presently includes 3 Bedrooms, a Kitchen/Diner and a living area with aspects over the garden. Martindale requires investment and enjoys a great deal of potential with many options available. Property such as this is rare to the market and so we encourage early interest to avoid missing out.

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MARTINDALE, 150 BARING ROAD, COWES, ISLE OF WIGHT PO31 8DS

Front Entrance to Hallway. Access to a large loft space with further potential to exploit. Currently boarded and has a window. Radiator. Cupboard housing boiler.

LOUNGE

12' x 18'6" (3.66m x 5.64m)

Front and rear aspect over gardens. Two radiators. Fireplace.

KITCHEN/DINER

15' max x 13' (4.57m max x 3.96m)

A bright room with rear aspect from Dining Area over the gardens. Door to outside from the Kitchen area. Light coloured Kitchen units. Plumbing for washing machine. Dishwasher. Radiator. Access to Lounge.

BEDROOM ONE

11'10" x 11'10" (3.61m x 3.61m)

Rear aspect. Radiator. Cupboard.

BEDROOM TWO

9'2" x 9'3" (2.79m x 2.82m)

Front aspect. Views straight down Woodvale Road Road with sea glimpses. Radiator.

BEDROOM THREE

8'11" x 9'4" (2.72m x 2.84m)

Front aspect. Radiator.

SHOWER ROOM

Shower cubicle and hand basin.

SEPARATE WC

OUTSIDE

Martindale is approached off Baring Road with a driveway leading to a useful Garage. The property sits in a large corner plot with extensive gardens to the front and in particular, the side and rear. The gardens have been recently cleared and improved as you can see from the photos but leave plenty of potential to further establish and provide for super safe and enclosed gardens. The front boundary is walled.

TENURE

This property is Freehold.

Council Tax Band E

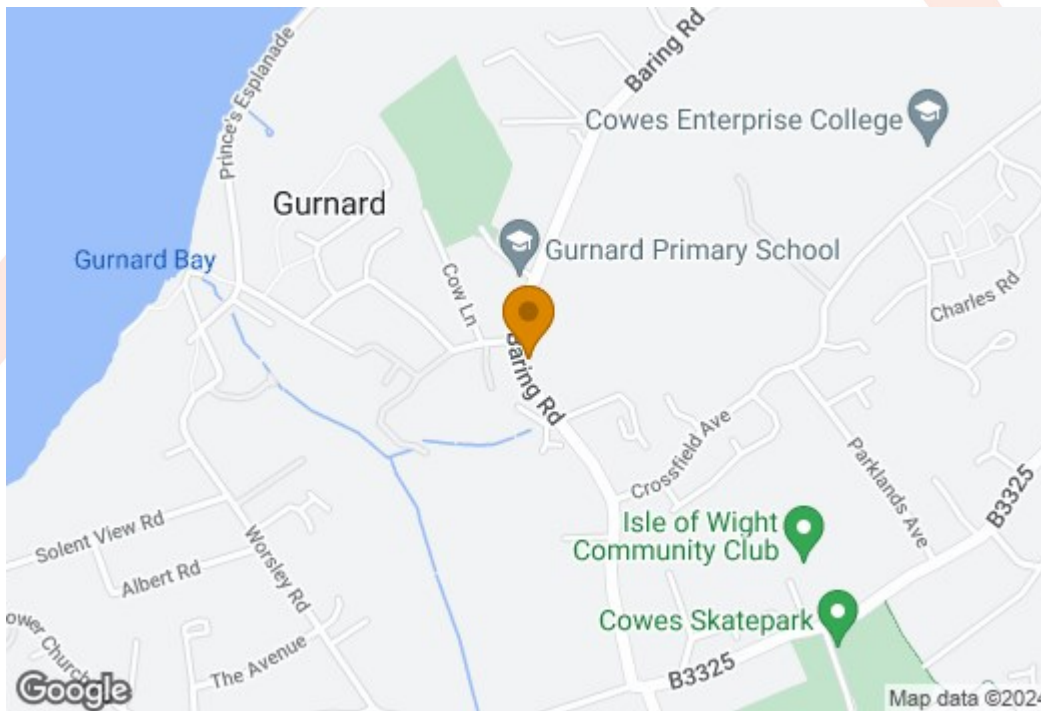




Ground Floor



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			
(81-91) B			
(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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