



MARVINS
ESTATE AGENTS



36 PALLANCE ROAD, NORTHWOOD, PO31 8LW OFFERS IN THE REGION OF £410,000

Welcome to this charming home located on Pallance Road in the sought after area of Northwood.

This super Detached Chalet Bungalow is well presented by the current owners and enjoys a warm, cosy feel throughout. Accommodation includes a large living space incorporating the Kitchen, Lounge/Dining area and Bedroom 3 along with 2 Bedrooms on the first floor with under eaves storage. In addition is super gardens to the rear which back onto open fields. A real treat!

Ample parking is included as well as a Garage which can be used for a variety of purposes.

Don't miss out on the opportunity to own this wonderful property with so much to offer. Contact us today to arrange a viewing and make this house your new home!

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36 PALLANCE ROAD, NORTHWOOD, ISLE OF WIGHT PO31 8LW

Front Entrance porch to:

RECEPTION HALL

A light reception hall with a wood finish laminate flooring. Stairs off with half landing window. Upstairs cupboard. Radiator.

BEDROOM THREE

12'2" x 9'11" (3.71m x 3.02m)
Front aspect. Radiator.

LOUNGE/DINER

25'6" x 15'5" (7.77m x 4.70m)
A light spacious living area incorporating the Lounge and Dining Area which opens up to the outside patio and garden via sliding patio doors. Feature stone fireplace. Three radiators.

KITCHEN

13'2" x 8'7" (4.01m x 2.62m)
Super rear aspect over the garden and fields beyond. Range of light wood units with corresponding worktops. Single drainer sink unit. Plumbing for washing machine and dishwasher. Cooker space. Access to rear lobby with WC off and access to outside.

FIRST FLOOR LANDING

Airing cupboard. Access to loft space.

BEDROOM ONE

17'5" x 11'11" (5.31m x 3.63m)
Front aspect. Radiator. Under eaves storage space.

BEDROOM TWO

10'3" x 8'8" (3.12m x 2.64m)
Rear aspect. Radiator. Super views over neighbouring fields. Cupboard. Under eaves storage space.

BATHROOM

White suite comprising bath, WC and pedestal hand basin. Shower cubicle. Radiator.

OUTSIDE

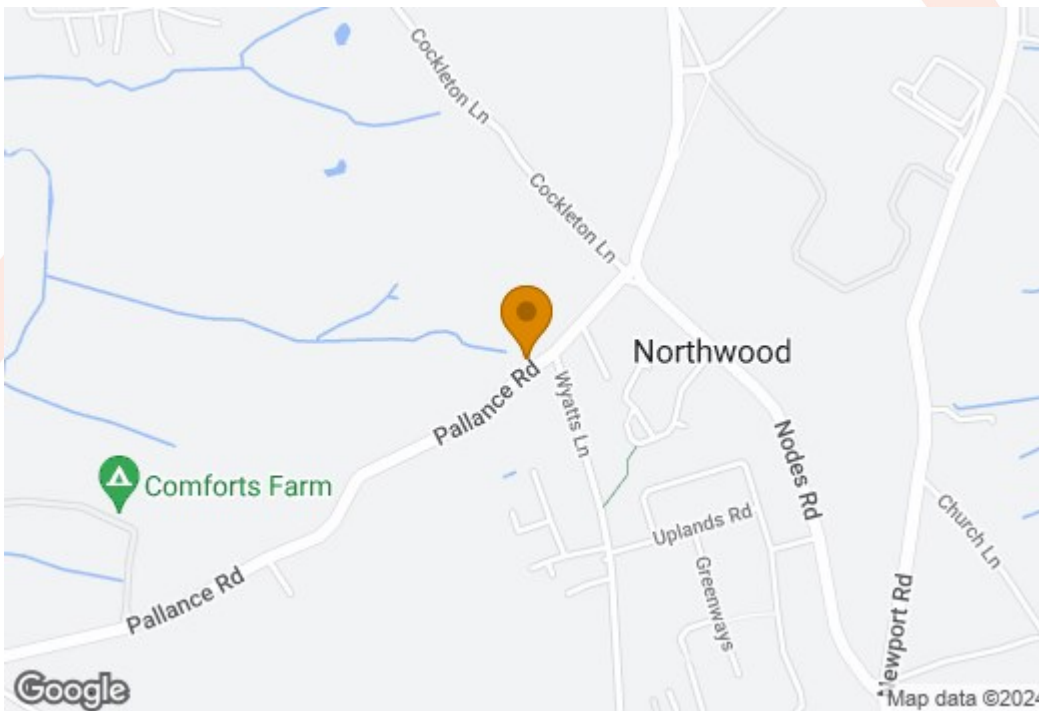
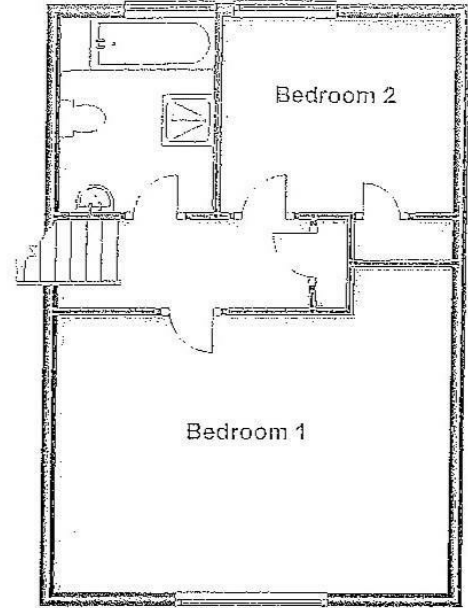
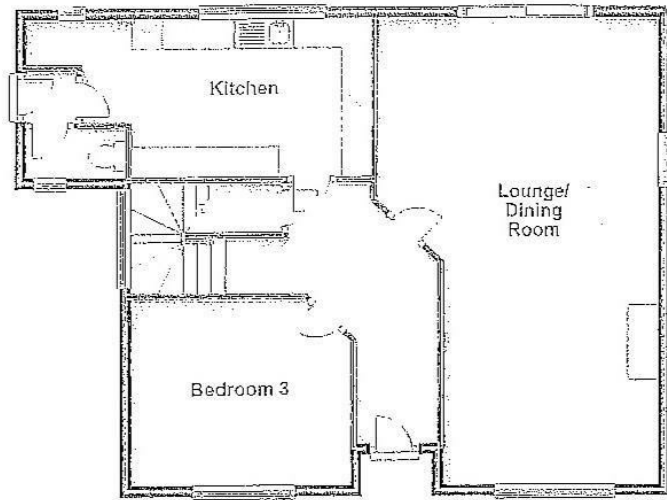
The property is approached off Pallance Road via a driveway accommodating several cars. There is a Garage too which can be used for a variety of purposes. The main gardens are to the rear and are a real feature of the home. Predominantly laid to lawn the garden has been well tended by the current owners and is a pleasure to be in. A patio area lies off the property - the perfect place to unwind and enjoy the view. The property backs onto open fields at the rear therefore extending the views.

TENURE

This property is Freehold. Council tax band E.







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		
		78
	62	
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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