



**MARVINS**  
ESTATE AGENTS



**435 NEWPORT ROAD, COWES, PO31 8PS**  
**OFFERS IN THE REGION OF £360,000**

A spacious detached, two bedroom, individual bungalow occupying a large plot towards the outskirts of Cowes. A bus route to Cowes is virtually on your doorstep. This home offers a good size Lounge/Diner, modern Kitchen and Shower Room. Adjacent there is a bespoke large timber garage and workshop. Ample parking for several cars and turning area. Gas fired heating and double glazing installed. To the rear there is good size level gardens. Early viewing to fully appreciate the home is recommended.

**COWES OFFICE**

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [cowes@marvins.co.uk](mailto:cowes@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)

## 435 NEWPORT ROAD, COWES, ISLE OF WIGHT PO31 8PS

Covered Entrance Porch. Double glazed Stable doors to:

### ENTRANCE HALL

Radiator.

### LOUNGE/DINER

23'3" x 12' (7.09m x 3.66m)

Double aspect room. Two radiators. Telephone point. Returning door to Hall. Square opening to:

### KITCHEN

11'6" x 8'11" (3.51m x 2.72m)

Range of modern floor and wall cupboards with bevel edged worktops. Inset stainless steel sink unit with mixer tap over. Built in electric oven. Plumbing for dishwasher. Ceramic electric hob. Vaillant gas boiler. Double glazed window overlooking the garden. Double glazed door to:

### SIDE CONSERVATORY/PORCH

3'6" x 23'4" (1.07m x 7.11m)

### BEDROOM ONE

11'11" x 11' (3.63m x 3.35m)

Double glazed window. Radiator.

### BEDROOM TWO

10'8" x 9'8" (3.25m x 2.95m)

Double glazed French Doors to garden. Fitted vanity wash basin and WC. Built in cupboard and shelving.

### UTILITY AREA

Plumbing for washing machine and space for tumble dryer.

### SHOWER ROOM

Walk in shower cubicle and electric shower. Low level WC and pedestal wash basin. Radiator. Tiled walls.

### OUTSIDE

Ample car hardstanding for several cars to the front. Large timber garage. Rear garden laid mainly to lawn. Gravel patio area. Timber garden store.

### GARAGE

18'7" x 18'10" (5.66m x 5.74m)

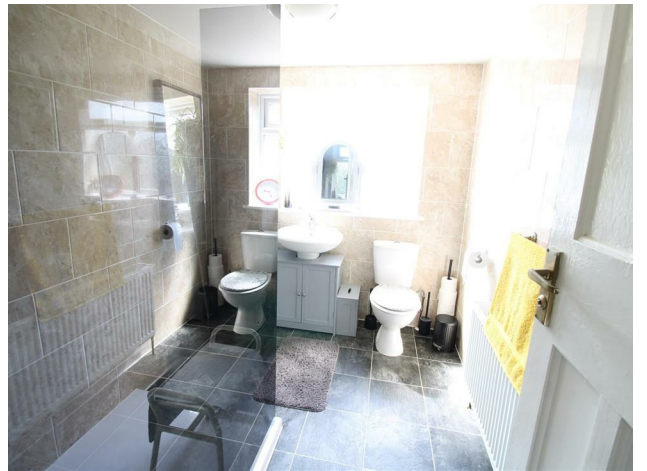
Twin timber doors. Power and light. Pedestrian side access door.

### GARDEN CHALET.

### 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) <b>A</b>		
(81-91) <b>B</b>		78
(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		
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		
EU Directive 2002/91/EC		

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