



MARVINS
ESTATE AGENTS



57 WARD AVENUE, COWES, PO31 8AZ

£630,000

A detached very spacious three bedroom family home located in sought after Ward Avenue and enjoying views to Coves Harbour and the Solent beyond over Coves town. The ground floor accommodation includes two good sized reception rooms and a Conservatory opening on to the rear garden. There is also a Kitchen and Breakfast Room. Adjacent to the property is a detached Garage and there is a driveway with car hardstanding space. Front garden and mature good size rear garden. Gas heating and double glazing is installed. This property is extremely convenient for Coves town, High street and access to the high speed passenger service to Southampton. Early viewing is recommended by appointment with the Vendors Agent.

COWES OFFICE

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Double glazed Entrance Door to:

ENTRANCE PORCH

Double glazed front door to:

SPACIOUS ENTRANCE HALL

Radiator. Under stairs storage cupboard. Stairs to upper floor off.

CLOAKROOM

Low level WC and pedestal wash basin. Double glazed window.

LOUNGE

16'8" in to square bay window x 14'8" (5.08m in to square bay window x 4.47m)

Views to Cowes Harbour and Solent. Telephone point. Attractive fireplace with gas point. One wall light point. Radiator.

DINING ROOM

12'11" x 14'5" (3.94m x 4.39m)

Radiator. Attractive fireplace and hearth. Large glazed doors and French Doors to:

CONSERVATORY

11'1" x 15'2" (3.38m x 4.62m)

Double glazed windows and French Doors to garden. Two wall light points.

BREAKFAST ROOM

8'6" x 10'4" (2.59m x 3.15m)

Double glazed window. Radiator. Built in storage cupboard. Archway to:

KITCHEN

13'1" x 7'11" (3.99m x 2.41m)

Range of modern floor and wall cupboards with work tops over. Inset stainless steel sink unit with mixer tap over. Double glazed window. Integrated Fridge/Freezer. Gas cooker point. Radiator. Plumbing for washing machine. Integrated Dishwasher. Door to garden.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

17'2" in to large double glazed square bay x 14'6" (5.23m in to large double glazed square bay x 4.42m)

Radiator. Fine Harbour views and views over Cowes.

BEDROOM TWO

14'7" x 14'5" max (4.45m x 4.39m max)

Radiator. Double glazed window overlooking the lovely rear garden. Built in cupboard housing hot water tank. Further cupboard housing Worcester gas boiler. Loft access and retractable loff ladder.

BEDROOM THREE

8'11" x 10'4" (2.72m x 3.15m)

Radiator. Double glazed window and harbour views.

BATHROOM

Panelled bath, low level WC and pedestal wash basin. Corner shower cubicle. Towel rail/radiator. Double glazed window. Tiled walls. Inset ceiling lights.

OUTSIDE

Garden to the front laid mainly to lawn. Colourful flower and shrub borders. Brick paved driveway and hardstanding to detached garage with up and over door to front and rear pedestrian access door. Good size rear garden mainly laid to lawn with flower and shrub beds. Greenhouse. Timber garden store. Patio. Rear part of the garden used for vegetables.

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) 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			
		64	78
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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