



**MARVINS**  
ESTATE AGENTS



**35 CHURCH ROAD, GURNARD, PO31 8JP**

**ASKING PRICE £359,950**

A semi detached two bedroom family home with car parking to the front and long rear gardens located in popular Gurnard village with its local Convenience Store, Cafe and Pub. The ground floor accommodation includes a Lounge, Dining Room, Kitchen, Conservatory and Shower Room. At first floor level there is a very spacious Bathroom also with a shower. From the main Bedroom there are Solent views over Gurnard. Gas heating and double glazing is installed. Viewing is recommended by appointment with the Vendors Agent.

**COWES OFFICE**

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# 35 CHURCH ROAD, GURNARD, ISLE OF WIGHT PO31 8JP

Semi glazed front door to:

## ENTRANCE HALL

Stairs to upper floor off. Under stairs storage cupboard.

## LOUNGE

10'11" x 14'4" in to double glazed bay window (3.33m x 4.37m in to double glazed bay window)  
Radiator. Multi fuel burner stove.

## DINING ROOM

11'4" x 11'11" (3.45m x 3.63m)  
Radiator. Double glazed window. Opens to:

## KITCHEN

11'2" x 8'10" (3.40m x 2.69m)  
Range of fitted floor and wall cupboards with bevel edged work tops. Inset stainless steel sink unit with mixer tap over. Electric cooker point. Plumbing for dishwasher. Door to:

## UTILITY ROOM

Plumbing for washing machine. Opening to L shaped Conservatory.

## CONSERVATORY

10'2" x 8'9" & 15'6" x 4' (3.10m x 2.67m & 4.72m x 1.22m)  
L shaped. Double glazed side door and further door to patio and rear garden. Double glazed window. Tiled floor. Walk in Store Room.

## SHOWER ROOM

Low level WC, corner shower cubicle with Triton electric shower and pedestal wash basin. Radiator. Tiled floor.

## FIRST FLOOR LANDING

with Loft access. Gas Vaillant gas boiler in loft.

## BEDROOM ONE

14'4" in to double glazed bay window x 10'11" (4.37m in to double glazed bay window x 3.33m)  
Radiator. Solent views over Gurnard.

## BEDROOM TWO

11'5" x 11'10" (3.48m x 3.61m)  
Radiator. Double glazed side window.

## SPACIOUS BATHROOM

Panelled bath with mixer tap and shower attachment. Low level WC, pedestal wash basin and corner shower cubicle. Radiator. Built in linen cupboard with radiator. Double glazed window.

## OUTSIDE

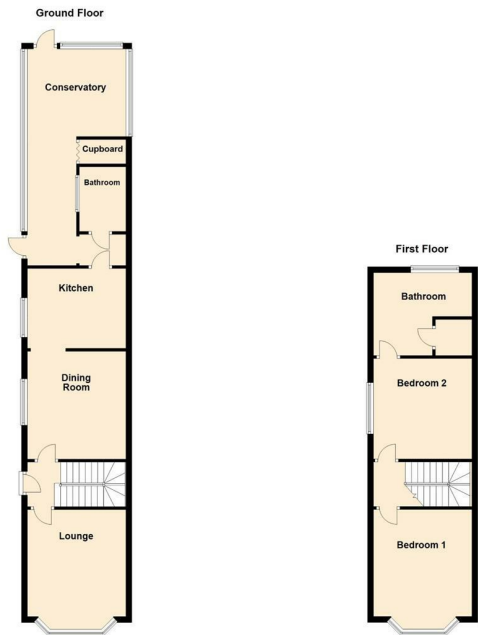
The front is brick paved with an off road car parking space. Side access to rear. Paved patio and Well with electric pump giving water supply to the garden. Gravelled and lawned gardens. Timber Garden Store with two further Timber Sheds. Aluminium Greenhouse. From the end of the very rear lawn is pedestrian right of access to Hilton Road.

## TENURE

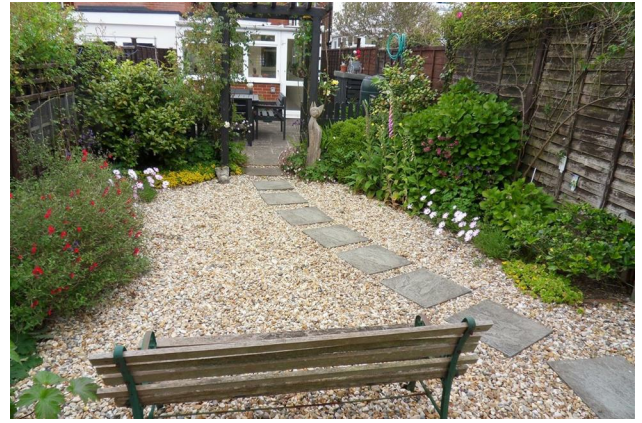
This property is Freehold. Council tax band C







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements are approximate. Not produced using PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	61	78
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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