



**MARVINS**  
ESTATE AGENTS



## 2 WOODVALE HOUSE WOODVALE ROAD, COWES, PO31 8EB

ASKING PRICE £345,000

A substantial very spacious and characterful two bedroom mid terrace home forming part of Woodvale House which occupies a prominent location with sea views over Gurnard. The ground floor includes a main Reception Room, Dining Room and Kitchen. First floor accommodation includes a spacious master Bedroom to the front and a second Bedroom and Bathroom. To the rear of the property there is a garage and garden. Access to Woodvale House is from Woodvale Road. Offered chain free, this property would make a great holiday home or full time residence with lots of potential for upgrading.

### COWES OFFICE

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### GROUND FLOOR

#### ENTRANCE PORCH

Original entrance porch with partly stained glass windows. Glazed front door into:

#### LIVING ROOM

18' x 16'10 (5.49m x 5.13m)

Spacious room with original cornicing to ceiling and original fireplace with tiled insert and hearth. Radiator. View towards Gurnard Bay. Door to:

#### HALLWAY

10'1 x 10'4 (3.07m x 3.15m)

Radiator. Stairs to upper floor off. Doors to:

#### DINING ROOM

13'8 x 12'7 (4.17m x 3.84m)

Open brick fireplace. French doors leading to conservatory. Door to:

#### KITCHEN

11'9 x 5'11 (3.58m x 1.80m)

Window to rear. Fitted with a range of floor and wall cupboards with worktops over. Wall mounted Vaillant gas boiler. Archway to:

#### STUDY AREA

9' x 8'1 (2.74m x 2.46m)

Glazed opening into hallway.

#### CONSERVATORY

11' x 7'1 (3.35m x 2.16m)

Original glazed French windows leading from dining room. Original decorative stonework to exterior of house. Part brick constructed with windows and glazed roof.

#### REAR PORCH/WC

Low level WC. Door leading to rear garden.

### FIRST FLOOR

#### LANDING

Large area with original Victorian built in storage cupboards. Doors off to:

#### BEDROOM ONE

18'2 x 17'2 (5.54m x 5.23m)

Window with original stained glass to front, with views over to Gurnard Bay. Original Victorian cast iron fireplace with tiled inserts and wooden surround. Original Victorian built in wardrobes to chimney recess. Radiator.

#### BEDROOM TWO

12'5 x 13'7 (3.78m x 4.14m)

Window to rear. Original Victorian cast iron fireplace. Radiator.

### BATHROOM

7'11 x 6' (2.41m x 1.83m)

Panelled bath with chrome mixer tap and shower attachment over. Radiator. Door to:

### WC

6' x 3'3 (1.83m x 0.99m)

Window to rear. Low level WC, pedestal washbasin with chrome taps.

### OUTSIDE

To the front of the property is a gravelled parking area for one car. Gated access to enclosed front garden laid to lawn with mature shrubs and a further paved dining area. Enclosed rear garden with pathway leading to garage and a further parking space.

### TENURE

This property is Freehold. Council tax band C













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>		
(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		
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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