



**MARVINS**  
ESTATE AGENTS



## 251 GURNARD PINES COCKLETON LANE, COWES, PO31 8RS

ASKING PRICE £150,000

This semi detached three bedroom bungalow is situated in a most attractive area within Gurnard Pines. The spacious accommodation includes a modern open plan Kitchen/Living area with a balcony off the Lounge that spans the width of the property and enjoys views of the communal gardens and countryside. There are three Bedrooms with an en-suite Shower Room off the main bedroom and a family Bathroom. The property benefits from three off road parking spaces.

### COWES OFFICE

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## 251 GURNARD PINES COCKLETON LANE, COWES, ISLE OF WIGHT PO31 8RS

Double glazed Entrance Door to:

### OPEN PLAN KITCHEN AND LIVING AREA

23'2" x 13'11" (7.06m x 4.24m)

Kitchen area with a range of modern floor and wall cupboards. Inset stainless steel sink unit with mixer tap over. Gas hob and extractor canopy filter over. Plumbing for dishwasher and washing machine. Vaillant gas boiler. Radiator. Double glazed window with views to the west. Polished laminate flooring. Lounge area with two wall light points, radiator and fitted wood effect electric fire. Double glazed door and window to a raised deck terrace. Door to:

### INNER HALL

Built in storage cupboard. Loft access.

### BEDROOM ONE

11'6" x 14' (3.51m x 4.27m)

Wall radiator. Double glazed window and door to garden. Television point.

### EN-SUITE SHOWER ROOM

Large tiled shower cubicle with thermostatic tap. Vanity wash basin and low level WC with concealed cistern. Towel rail/radiator. Fully tiled walls.

### BEDROOM TWO

11'3" x 13'1" (3.43m x 3.99m)

Radiator. Double glazed window.

### BEDROOM THREE

8'5" x 11'2" (2.57m x 3.40m)

Radiator. Double glazed window.

### BATHROOM

Panelled bath with thermostatic tap and shower attachment. Vanity wash basin, low level WC and towel rail/radiator.

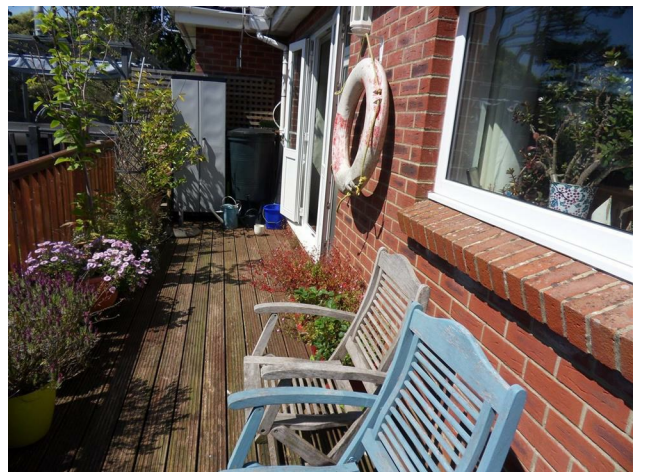
### OUTSIDE

To the rear is a full width raised decked terrace. Graveled parking area for three cars. Communal gardens laid to lawn surround.

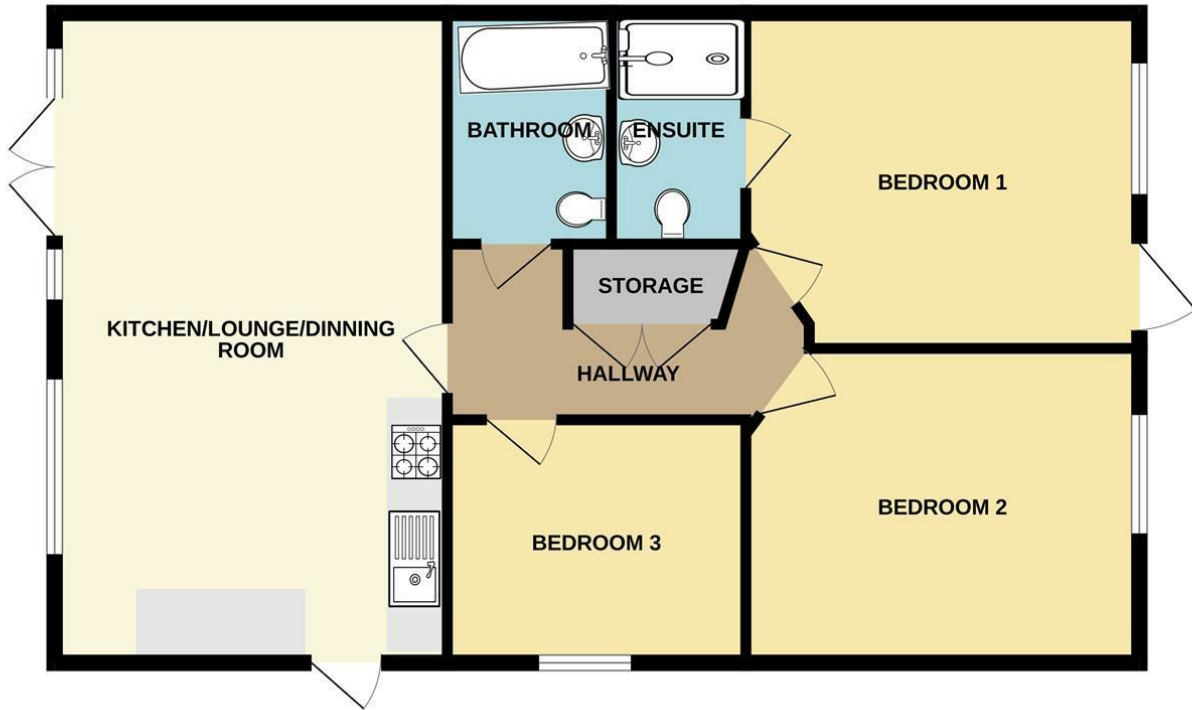
### TENURE

This property is Leasehold - 125 years from 2016. Maintenance charge £1040 including VAT per annum. Ground Rent £1850.68 per annum - increasing every 3rd year by RPI Council tax band B.

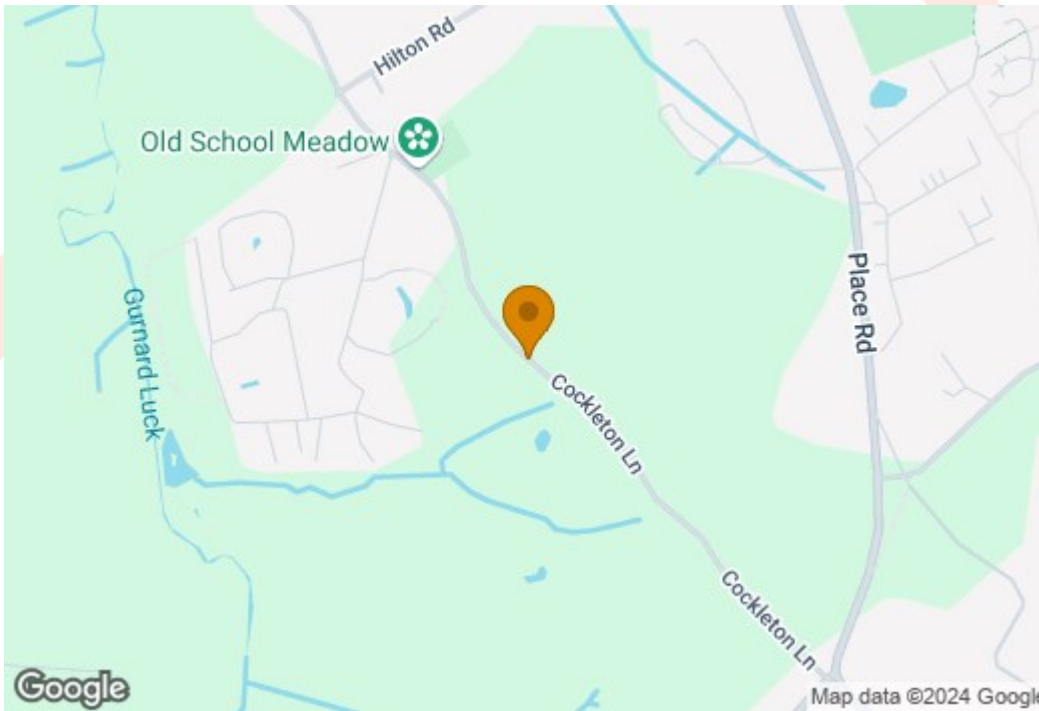




# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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		
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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