



**MARVINS**  
ESTATE AGENTS



## THE CHERRIES REW STREET, GURNARD, PO31 8NS

**£485,000**

Welcome to this charming detached bungalow located in the sought after area of Rew Street, Gurnard. This property boasts a spacious interior with large L shaped Reception Lounge/Diner, a good size Kitchen, Conservatory, three Bedrooms, separate WC and Bathroom.

Situated in a popular semi-rural location this bungalow offers a tranquil retreat with ample car hard standing and an integral garage. Gas fired heating and double glazing is installed.

Although the property has had some upgrading it presents an exciting opportunity for those looking to add their personal touch. A little more updating could transform this bungalow into the home of your dreams.

Don't miss out on the chance to make this delightful property your own in this desirable location. Contact us today to arrange a viewing. Chain Free

### COWES OFFICE

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# THE CHERRIES REW STREET, GURNARD, ISLE OF WIGHT PO31 8NS

Covered Entrance Porch and double glazed Entrance Door to:

## ENTRANCE HALL

Radiator. Thermostat control heating. Built in linen cupboard housing Vaillant boiler.

## L SHAPED LOUNGE/DINER

17'4" x 12'3" + 10'3" x 12'5" dining area (5.28m x 3.73m + 3.12m x 3.78m dining area)

Three radiators. Triple aspect room. Four wall light points. Double glazed window door to:

## KITCHEN

12'1" x 11'11" (3.68m x 3.63m)

Range of fitted floor and wall cupboards with bevel edged worktops. Integrated oven and grill. Plumbing for washing machine and dishwasher. Space for fridge freezer. Integrated fridge. Returning door to Hall. Tiled floor. Stainless steel sink unit with mixer tap over. Gas hob and stainless steel extractor over.

## CONSERVATORY

10'8" x 14' (3.25m x 4.27m)

Double glazed window with dwarf walls. Double glazed French Doors to garden.

## BEDROOM ONE

11'9" x 11' (3.58m x 3.35m)

Radiator. Double glazed window. Vanity wash basin.

## BEDROOM TWO

12'6" x 11' (3.81m x 3.35m)

Radiator. Double glazed window.

## BEDROOM THREE

8'5" x 8'9" (2.57m x 2.67m)

Radiator. Double glazed window.

## BATHROOM

Modern suite comprising panelled bath with mixer tap and shower over. Vanity wash basin. Cupboard and drawer storage. Double glazed window.

## SEPARATE WC

Low level WC. Double glazed window.

## OUTSIDE

Gated access to gravelled driveway and car hardstanding. Integral garage with electric door. Side access to rear gardens laid to lawn. Paved patio.

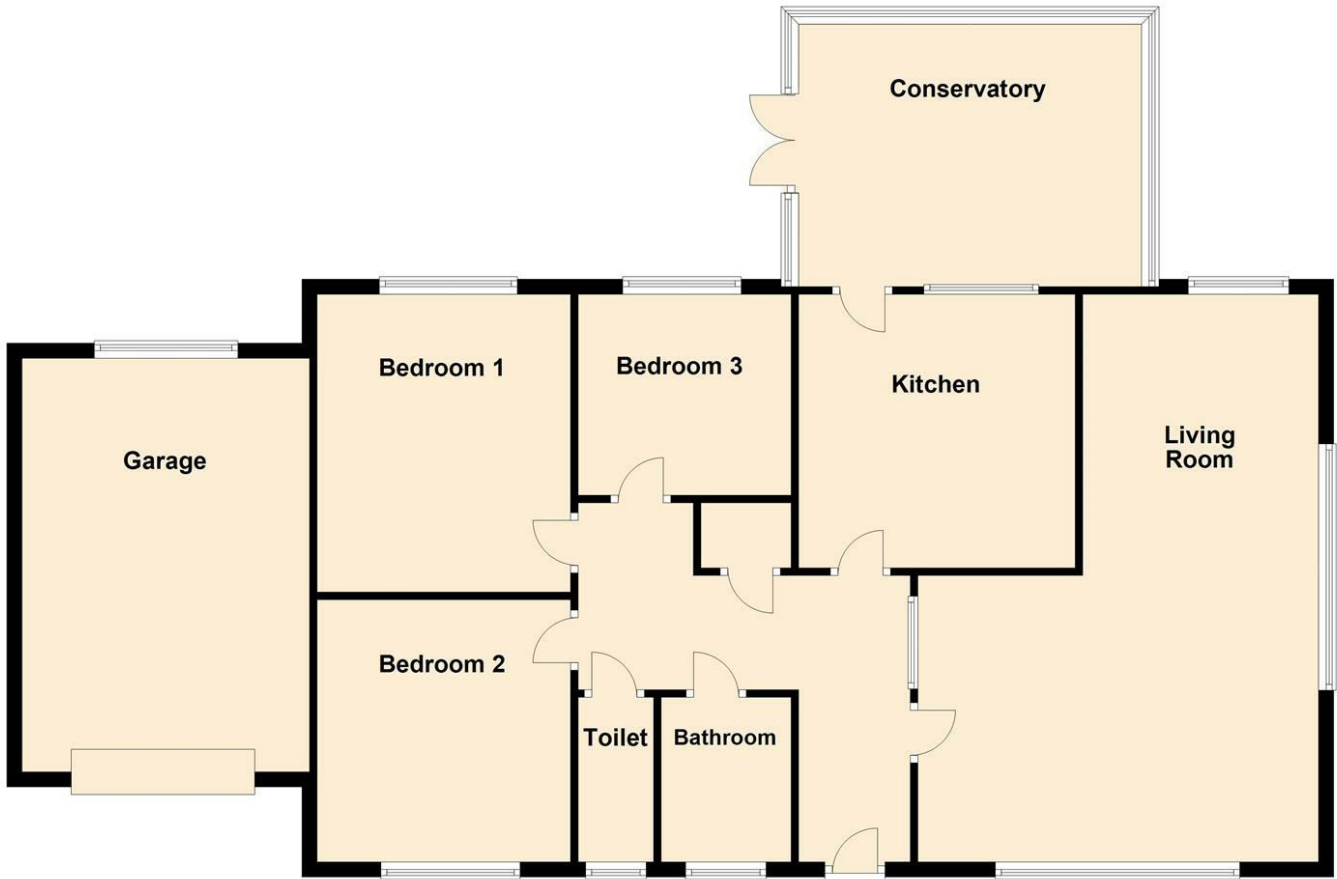
## TENURE

This property is Freehold. Council tax band D. Private drainage to septic tank.





## 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) A			79
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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