



MARVINS
ESTATE AGENTS



27 CHURCH ROAD, COWES, PO31 8JP

ASKING PRICE £420,000

A most comfortable and well presented three bedroom semi detached home located within popular Gurnard village. Offering much charm and character, a feature of this home is the relaxing Kitchen /Diner which opens up to and brings the garden vista into the home. Upstairs there are sea views over Gurnard and three good size bedrooms. Off road car parking to the front for two vehicles and a substantial garage to the bottom of the rear garden. Gas heating is installed and new double glazed windows were installed this year. A great family home ready to go. An opportunity not to be missed.

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GROUND FLOOR

Entrance door to:

ENTRANCE HALL

Radiator. Stairway to upper floor off.

CLOAKROOM

Suite comprising low level WC, corner washbasin. Fully tiled.

LOUNGE

11'5 x 13'10 into bay (3.48m x 4.22m into bay)
Double glazed bay window to front. Multi fuel burning stove. Modern tall wall radiator.

RECEPTION TWO/SNUG

11'5 x 11'7 (3.48m x 3.53m)
Double glazed window to side. Radiator. Attractive stripped wood flooring. Exposed brick fireplace. Built in shelves to chimney breast.

KITCHEN/DINER

11'5 x 9'8 (3.48m x 2.95m)
Fitted with a range of floor and wall cupboards with solid wood worktops over. Kitchener Rangemaster cooker with electric ovens and gas hob. Enamel sink with mixer tap over. Space and plumbing for washing machine and dishwasher. Tiled effect flooring with underfloor heating. Large square opening to:

DINING AREA

14'9 x 10'3 max (4.50m x 3.12m max)
Matching tiled floor with underfloor heating. Low level double glazed windows to side, double glazed French windows leading out to patio and gardens. Vaulted ceiling with Velux window lights. Inset shelves with concealed lighting.

FIRST FLOOR

LANDING

Doors off to:

BEDROOM ONE

11'4 x 11'9 into bay (3.45m x 3.58m into bay)
Double glazed bay window to front with sea views over Gurnard. Stripped wooden floor. Tall wall radiator. Built in window seat to bay window.

BEDROOM TWO

10'5 x 7'11 (3.18m x 2.41m)
Double glazed window. Radiator. Built in wardrobe cupboard housing Baxi gas boiler. Loft access with retractable loft ladder.

BEDROOM THREE

11'5 x 9'6 (3.48m x 2.90m)
Double glazed window. Radiator.

BATHROOM

Suite comprising large panelled bath with electric shower over. Low level WC, circular vanity washbasin. Towel rail/radiator. Fully tiled walls and floor.

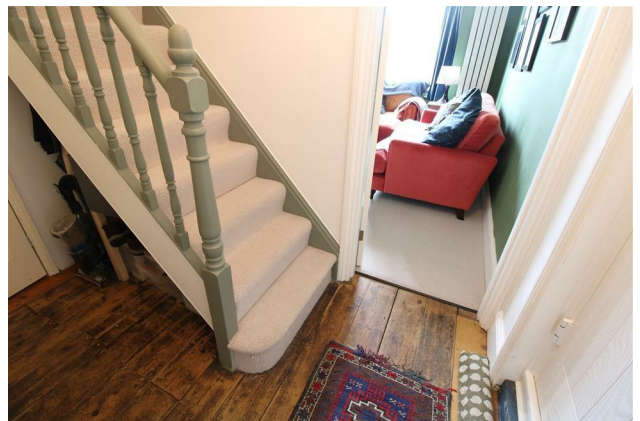
OUTSIDE

Off road parking to the front of the property for two vehicles. Side access to rear gardens laid mainly to lawn with mature borders and attractive paved patio. Raised timber deck with storage under. Utility/Store/Office with power and light. Woodstore. Garage measuring 19'3 x 12'10, with power/light and internet point.

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) A			77
(81-91) B		64	
(69-80) C			
(55-68) D			
(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 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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