



MARVINS
ESTATE AGENTS



26 WOODVALE ROAD, COWES, PO31 8EG

ASKING PRICE £660,000

This three bedroom home occupies an envious position within popular gurnard village and being only five minutes walking distance of Gurnard sea front, Sailing Club, Beach and the well known Woodvale Inn. Both Primary and Secondary schools are within short walking distance.

There are fine Solent views over Gurnard from the front elevation. The Master bedroom enjoys an ensuite Shower room and Garden/Dressing room opening up to the rear gardens. There is also a family Shower room , Conservatory, Dining Room and spacious Lounge. Gas heating and Double glazing. Very mature southerly facing rear gardens complete the attraction of this well presented property. Call now for an early appointment to view.

COWES OFFICE

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26 WOODVALE ROAD, COWES, ISLE OF WIGHT PO31 8EG

Double glazed window and front door to:

ENTRANCE PORCH

8'7 x 7'7 (2.62m x 2.31m)

Engineered wood flooring, semi glazed door to:

SPACIOUS ENTRANCE HALL

Loft access with retractable loft ladder to loft space housing combi gas boiler., Built in storage cupboard.

BEDROOM TWO

11'10 x 10'11 (3.61m x 3.33m)

Double glazed window. Radiator.

BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

Double glazed window. Opening to:

DRESSING/GARDEN ROOM

7'4 x 8'10 (2.24m x 2.69m)

Matching engineered wood flooring. Double glazed patio door to patio and rear gardens.

ENSUITE SHOWER ROOM

Suite comprising tiled shower cubicle, low level WC. Vanity washbasin. Towel rail/radiator.

BEDROOM THREE

17'9 x 7'3 (5.41m x 2.21m)

Double glazed window with sea views over Gurnard. Radiator.

SHOWER ROOM

Suite comprising good size shower cubicle, low level WC. Pedestal washbasin. Towel rail/radiator. Built in airing cupboard.

KITCHEN

17'1 x 9'10 (5.21m x 3.00m)

Fitted with a range of floor and wall cupboards with marble worktops over. Inset stainless steel sink with mixer tap over. Induction hob. Built in electric oven. Integrated dishwasher. Radiator. Tiled flooring. Double glazed window to side. Double glazed doors to conservatory. Square opening to:

DINING ROOM

7' x 8'11 (2.13m x 2.72m)

Large double glazed window. Radiator.

CONSERVATORY

9'7 x 9'6 (2.92m x 2.90m)

Double glazed windows and French doors to garden.

LOUNGE

18'6 x 11'11 (5.64m x 3.63m)

Large picture double glazed windows with Solent views over Gurnard. Two feature porthole windows. Wood flooring. Radiator.

OUTSIDE

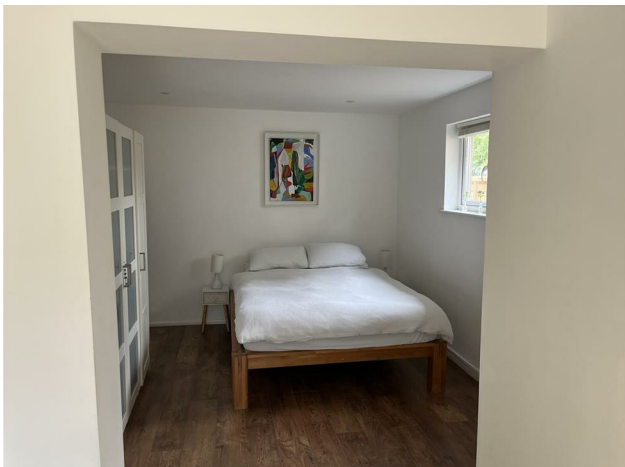
To the front of the property is a brick paved parking area for several vehicles. Side access leads to good size mature rear gardens. Timber garden chalet with power. Wood store and garden store with power. Additional summer house/office with power. Very mature borders offering great privacy. Shingle patio sitting area. Lovely southerly aspect.

TENURE

Freehold.


Tax Band E









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		64
(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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