



MARVINS
ESTATE AGENTS



STILL WATERS, 62 LOVE LANE, COWES, PO31 7EU

PRICE £380,000

Located in this convenient location within Cowes, with local shop, Health centre and bus routes nearby, this delightful bungalow at 62 Love Lane has been modernised and updated to offer a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two shower rooms provide ample facilities, ensuring that morning routines are a breeze.

The bungalow's layout is designed for easy living, with a welcoming atmosphere that invites you to relax and unwind. The spacious living areas are perfect for entertaining friends or enjoying quiet evenings on the large patio. There is a smart modern kitchen with AEG integrated appliances and access to the conservatory and attractive rear gardens.

Viewing is highly recommended.

COWES OFFICE

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Covered entrance porch. Double glazed entrance door to:

ENTRANCE HALL

Radiator. Access to loft space which is half boarded with drop down ladder. Built in storage cupboard.

LOUNGE

17'11 x 10'10 (5.46m x 3.30m)

Double aspect room. Double glazed windows. Radiator.

KITCHEN

11'7 x 10'3 (3.53m x 3.12m)

Fitted with a range of modern floor and wall cupboards with worktops over., and under unit lighting. Stainless steel sink with mixer tap over. Built in AEG microwave and self cleaning oven. AEG induction hob with stainless steel extractor canopy over. Integrated dishwasher and fridge/freezer. Cupboard housing Worcester gas boiler. Double glazed window. Double glazed door to:

CONSERVATORY

12' x 6'5 (3.66m x 1.96m)

Double glazed windows and door to gardens. Radiator. Plumbing for washing machine and space for tumble dryer.

BEDROOM ONE

14' x 9'8 (4.27m x 2.95m)

Double glazed window to front. Built in storage cupboards. Radiator. Door to:

EN-SUITE

7'10 x 6'2 (2.39m x 1.88m)

Double glazed window. Suite comprising large shower cubicle with sliding doors. Vanity washbasin with storage below. Low level WC with concealed cistern. Towel rail/radiator.

BEDROOM TWO

10'11 x 8'1 (3.33m x 2.46m)

Double glazed window, radiator. Built in cupboard with storage over.

BEDROOM THREE

6'9 x 7'3 max into door recess (2.06m x 2.21m max into door recess)

Double glazed window. Radiator.

SHOWER ROOM

Suite comprising large shower cubicle with sliding doors. Low level WC with concealed cistern. Vanity washbasin with storage under. Towel rail/radiator.

OUTSIDE

To the front of the property is a gravelled car hardstanding for several vehicles. Driveway to detached garage with power and light. Side access to: Most attractive rear gardens laid mainly to lawn with large paved patio area and timber garden shed. Attractive raised and gravelled flower beds to the the borders.

TENURE

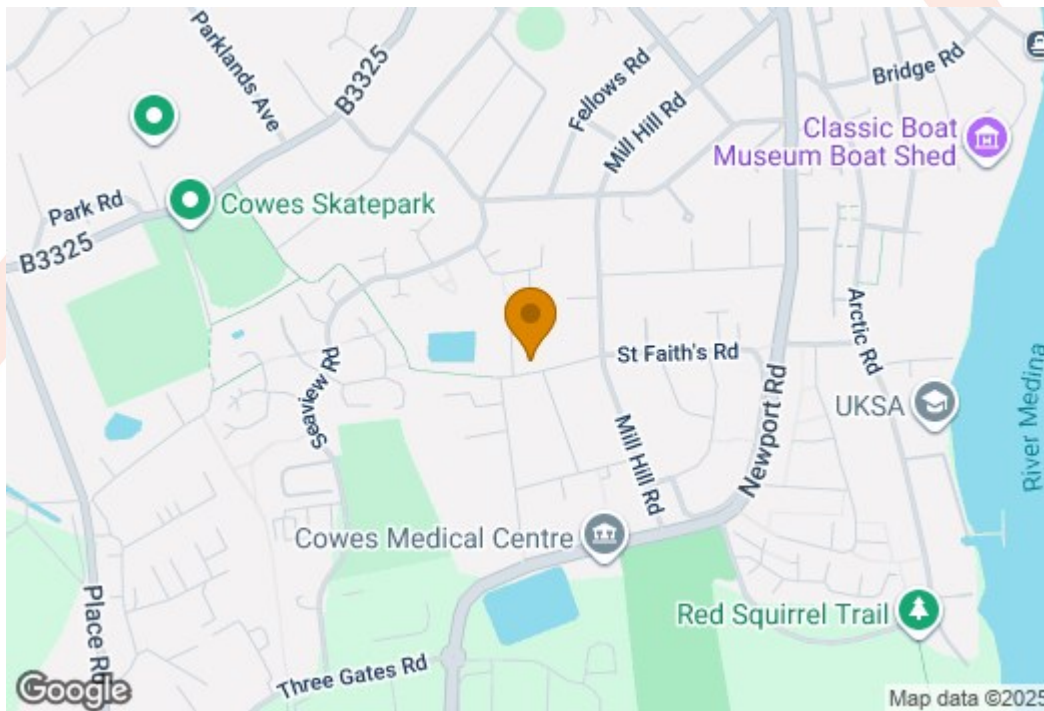




GROUND FLOOR



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) A		86
(81-91) B		
(69-80) C		70
(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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