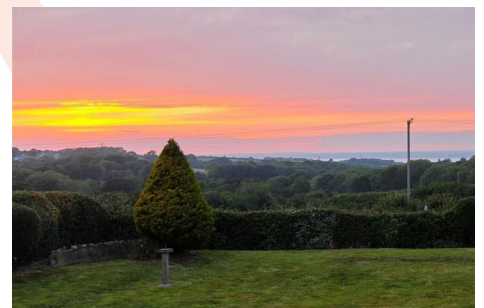




MARVINS
ESTATE AGENTS



96 PALLANCE ROAD, NORTHWOOD, PO31 8LS

£360,000

Situated in sought-after Pallance Road, this detached bungalow enjoys a delightful setting backing onto open fields with the Solent providing a stunning backdrop. The well-presented accommodation includes three bedrooms, a spacious lounge/dining room and a conservatory opening onto a generous lawned garden, perfectly positioned to take in the impressive sea views. With excellent scope to extend to the side and, subject to the necessary consents, create a first floor, this is a home that can evolve with its owners' needs over time. Whether you're a growing family or simply looking for a property with outstanding potential in a highly desirable location, this is an opportunity not to be missed.

Porch to Entrance Door.

ENTRANCE HALL

Radiator. Loft access.

BEDROOM THREE

9'11" x 6'8" (3.02m x 2.03m)

Double aspect. Radiator.

BEDROOM ONE

11'6" x 10' (3.51m x 3.05m)

Front aspect. Radiator.

WET ROOM & WC

Shower. WC and vanity unit with sink unit.

BEDROOM TWO

10'6" x 8'2" (3.20m x 2.49m)

Side aspect. Radiator.

KITCHEN

9'2" x 6'4" (2.79m x 1.93m)

Side aspect. Range of units. Single drainer stainless steel sink unit. Plumbing for washing machine. Servery to Lounge.

LOUNGE/DINER

16'9" x 10' (5.11m x 3.05m)

Side aspect. Radiators. Fireplace. Double doors to:-

CONSERVATORY

13'9" x 13'7" (4.19m x 4.14m)

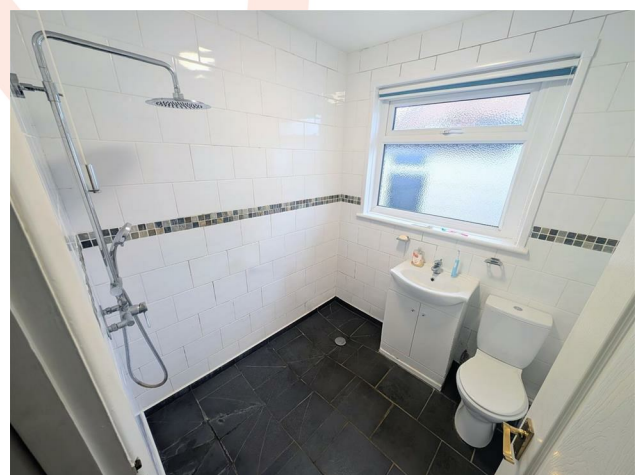
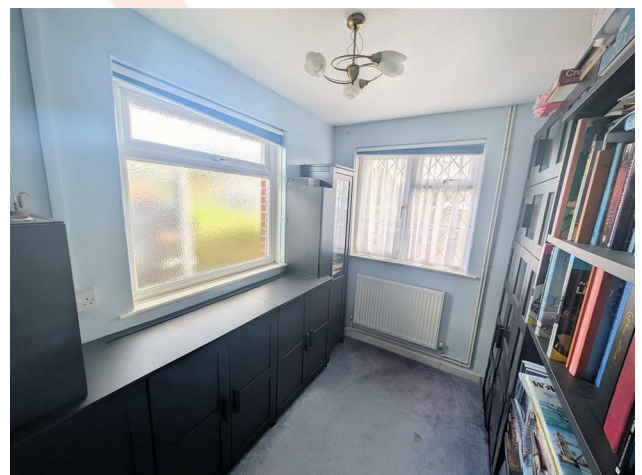
Two radiators. Opening on to the garden with views beyond.

OUTSIDE

The property enjoys a super plot with ample room to the front, side and rear. Importantly, there is enough room to the side should you decide to extend (subject to permissions) To the front is a large paved area for ample parking. There is a Garage too (supplied with power). There is also a substantial workshop supplied with power and light. The side area is paved and the rear is laid to lawn and backs on to open field. Superb views of the Solent are enjoyed from the gardens.

TENURE

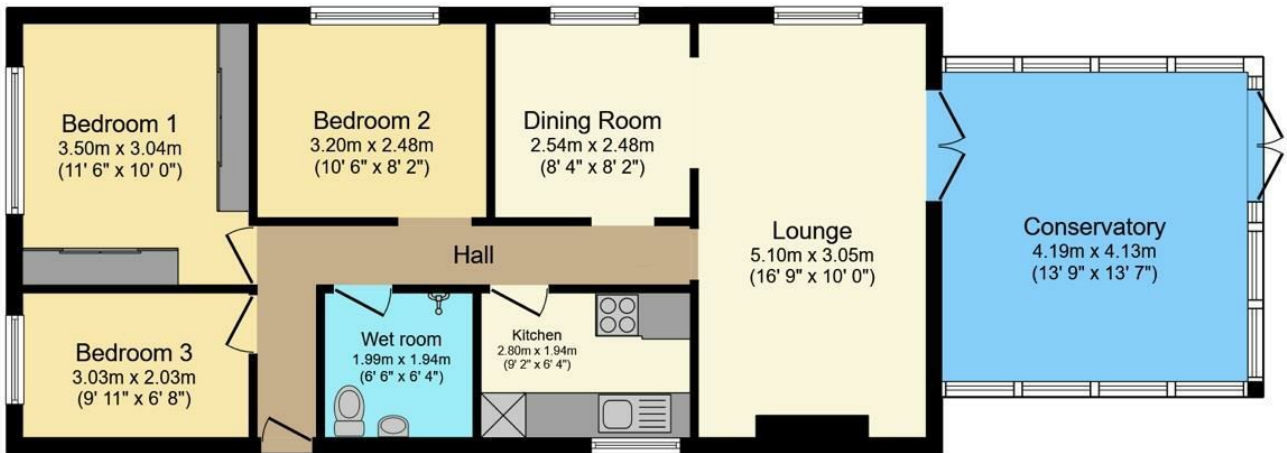
This property is Freehold. Council tax band C.







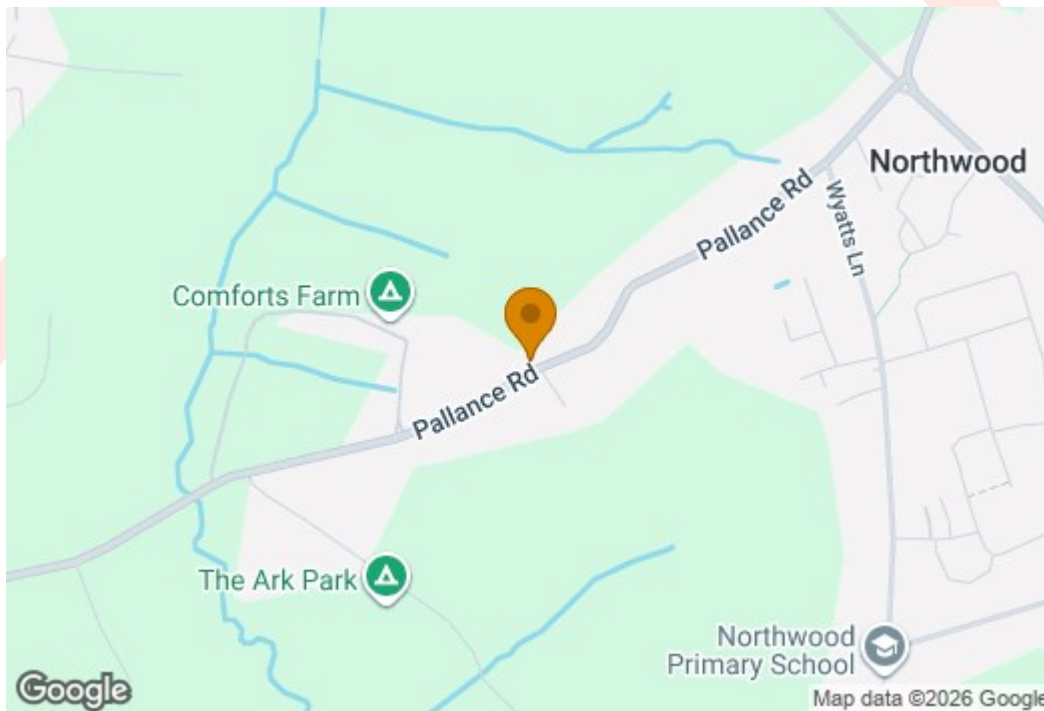




Floor Plan
Floor area 84.6 sq.m. (911 sq.ft.)

Total floor area: 84.6 sq.m. (911 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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