



**MARVINS**  
ESTATE AGENTS



**25 BERNARD ROAD, COWES, PO31 7NY**

**£249,950**

A real treat! An early viewing on this superb home is strongly advised to avoid missing out. As the pictures reveal, a most attractive terrace house in a popular street that has been subject to an extensive programme of works by the current owner. The property exudes character and charm and also includes some sea views from the rear. Accommodation includes two reception rooms, Kitchen with Utility/Cloakroom along with two Bedrooms and a super Bathroom on the first floor. A must-see.

**COWES OFFICE**

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## 25 BERNARD ROAD, COWES, ISLE OF WIGHT PO31 7NY

Contemporary design front entrance door. Front aspect.

### LOUNGE

10'9" x 10'9" (3.278 x 3.302)

Exposed floor boards which extend through to the Dining Room. Double glazed window. Brick fireplace and hearth. Radiator.

### DINING ROOM

10'9" x 10'11" (3.282 x 3.337)

Stairs off to first floor. Rear aspect. Radiator.

Access to inner lobby with cloakroom off incorporating Utility Room including plumbing for washing machine. Boiler. Units and sink.

### KITCHEN

13'7" x 5'4" widening to 6'3" (4.14m x 1.63m widening to 1.91m)

Stylish Kitchen with a glazed door to outside to promote extra light. Base unit and granite work tops. Inset double drainer sink unit. Gas cooker point. Plumbing for dishwasher. Radiator.

### CLOAKROOM/UTILITY

Plumbing for washing machine. Separate low level WC. Gas boiler.

First Floor access to loft space

### BEDROOM ONE

10'8" x 10'11" (3.254 x 3.332)

Radiator. Front aspect. Double glazed window.

### BEDROOM TWO

7'8" x 10'10" (2.356 x 3.316)

Sit in bed and enjoy the view. Radiator. Original fireplace.

### BATHROOM

6'3" x 9'11" (1.93 x 3.043)

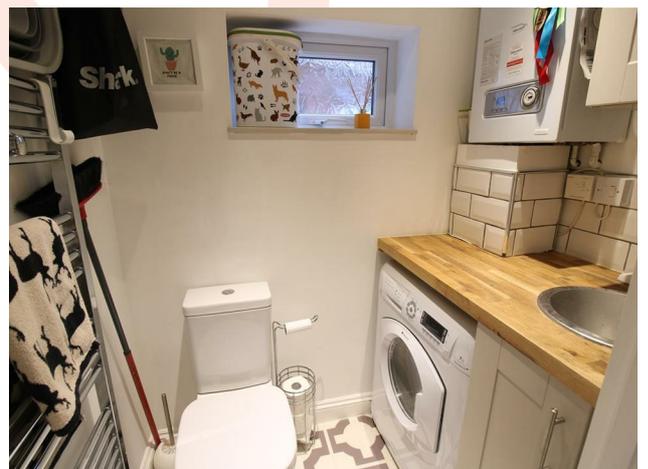
A gorgeous contemporary style suite where you can bath and enjoy sea views at the same time! Also included is a shower cubicle and units with inset hand basin and WC. Heated towel rail. Electric underfloor heating.

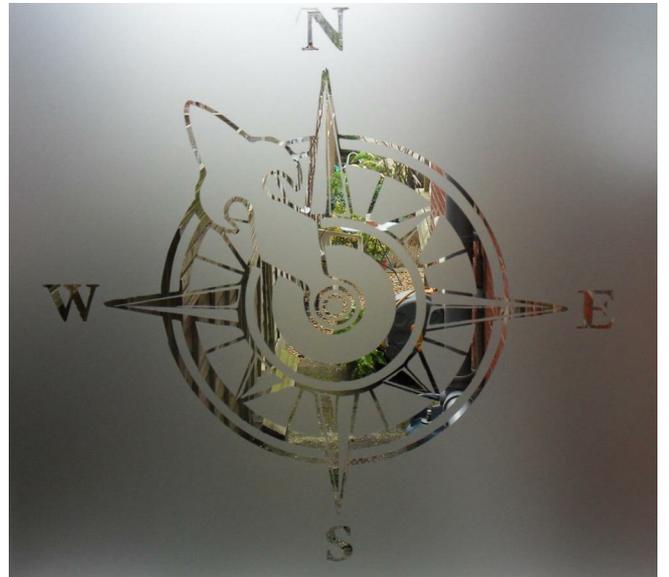
### OUTSIDE

Well tended forecourt. A pleasant long garden is found to the rear with a central path leading to a garden shed.

### TENURE

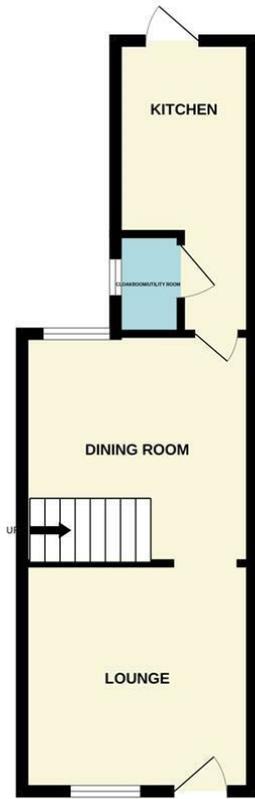
This property is Freehold. Council tax band B.



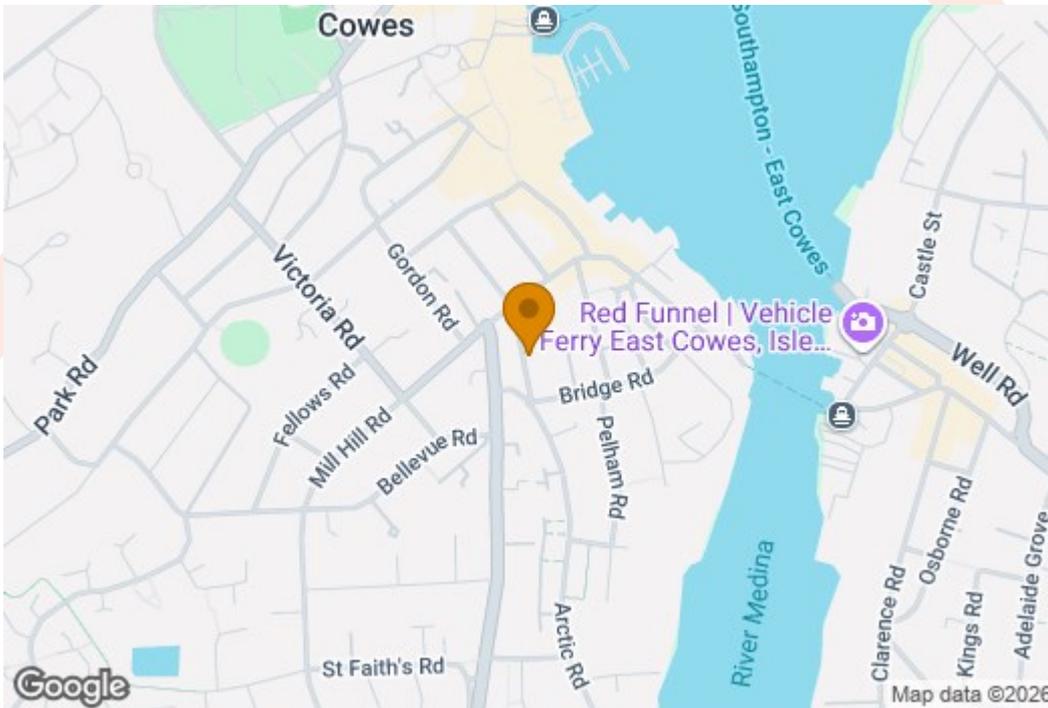


GROUND FLOOR

1ST 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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