



MARVINS
ESTATE AGENTS



32 CHURCHILL ROAD, COWES, PO31 8HH

ASKING PRICE £260,000

Nestled on the tranquil Churchill Road in Cowes, this charming bungalow presents an excellent opportunity for those seeking a peaceful retreat. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a comfortable living space. The bungalow boasts a good-sized rear garden, perfect for outdoor enthusiasts or those who enjoy gardening. This space offers further potential for landscaping allowing you to fulfill your own ideas. Additionally, the versatile conservatory adds a delightful touch to the home, providing a bright and airy space that can be used for various purposes, whether as a play area, or a dining space that connects you with the garden. Situated in a quiet location, this property offers a serene environment while still being conveniently close to local amenities and the vibrant community of Cowes. If you are looking to settle down and invest in a property with great potential, this bungalow is a wonderful choice. Don't miss the chance to make this lovely home your own. **NO ONWARD CHAIN.**

COWES OFFICE

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Front door to Entrance Hall

SHOWER ROOM

Comprising shower cubicle, pedestal hand basin and WC. Radiator.

BEDROOM TWO

9'6" x 9'3" (2.90m x 2.82m)

Front aspect. Radiator.

BEDROOM ONE

9'6" x 12'1" (2.90m x 3.68m)

Front aspect. Radiator.

LOUNGE

12'9" x 9'8" (3.89m x 2.95m)

Side aspect. Radiator. Access to:

KITCHEN/DINING AREA

19'2" x 7'1" (5.84m x 2.16m)

Double rear aspect over rear garden. Radiator to Dining area. The Kitchen is fitted with a range of light wood wall and base units. Single drainer sink unit. Gas cooker point. Wall mounted boiler.

Door to:

CONSERVATORY

14'11" x 14' (4.55m x 4.27m)

A useful bright addition to the property with a variety of potential uses. Pleasant rear aspect over the garden. Access to outside.

OUTSIDE

Gardens to the front and rear. A driveway leads from the Close to the Garage. Side access. The rear garden is of good size and wraps around one side of the property. Laid mainly to lawn there is a small patio area too.

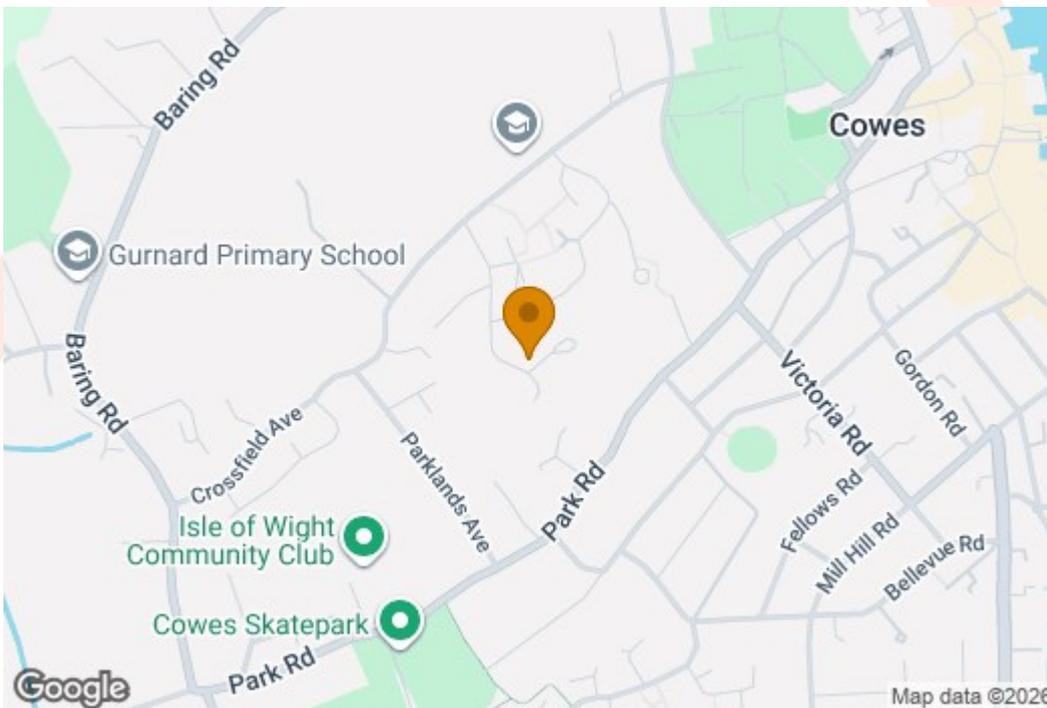
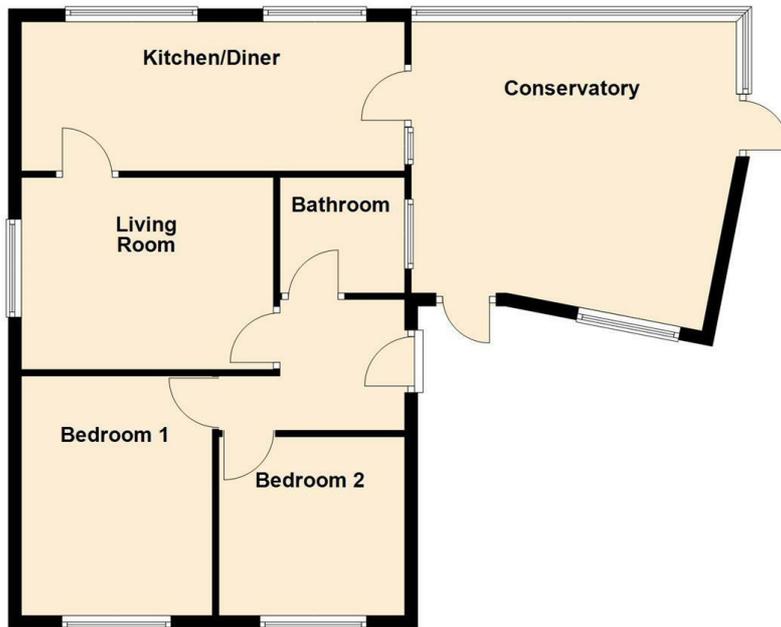
TENURE

This property is Freehold. Council tax band D.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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