



**MARVINS**  
ESTATE AGENTS



## 10 BATTERY ROAD, COWES, PO31 8DP £525,000

Located in the popular area of Battery Road, Cowes, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The property benefits from a brand new boiler fitted in October 2025.

The bungalow boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises space and natural light. The living areas are designed for relaxation and socialising, making it an excellent choice for entertaining guests or enjoying quiet evenings at home. En-suite to the Master bedroom plus family Bathroom. There is a separate one bedroom annex with its own living room and Kitchen/diner.

Situated in Cowes, this property benefits from its proximity to local amenities, including Cowes High Street with its vibrant shops, cafes, and recreational sailing facilities. There is also the high speed passenger ferry service to Southampton.

To the front is a gravelled in and out driveway plus access to the Garage. We have been advised by the Vendor that the Garage benefits from a new garage roof, timbers and covering, fitted July 2025 along with a 10 year guarantee. Attractive rear gardens with Garden Chalet /Office. Offered Chain free this home is sure to attract interest from a range of buyers. Do not miss the chance to make this charming bungalow your new home.

# 10 BATTERY ROAD, COWES, ISLE OF WIGHT PO31 8DP

## FRONT PORCH

Entrance door to:

## RECEPTION HALL

Radiator. Access to loft.

## BEDROOM TWO (FRONT RIGHT)

11'11" x 11'10" (3.63m x 3.61m)

Front aspect. Radiator.

## BEDROOM THREE (FRONT LEFT)

7'5" x 11'4" (2.26m x 3.45m)

Front aspect. Radiator.

## BATHROOM

White suite comprising bath with shower attachment over. Pedestal handbasin. Radiator.

## BEDROOM ONE

9'10" x 13'9" (3.00m x 4.19m)

Side aspect. Radiator.

## ENSUITE BATHROOM

White suite comprising bath with shower over. Handbasin and WC.

## LIVING ROOM

16'9" x 9'10" (5.11m x 3.00m)

Sliding patio doors to dining room. Ornate fireplace. Radiator.

## KITCHEN

7'7" x 11'3" (2.31m x 3.43m)

Enjoying a comprehensive range of wall and base units with integral Hotpoint oven, electric hob and dishwasher. Sink unit. Radiator. Aspect over dining room.

## DINING ROOM AND LIVING SPACE

17'8" x 16'11" max (5.38m x 5.16m max)

A super open plan living area encompassing the dining area as well as the living space. Two sliding patio doors onto the outside deck blend indoors and outdoors. Radiator. Side door to outside. Door off to:

## UTILITY ROOM

Plumbing for washing machine. Cupboard housing gas boiler.

## OUTSIDE

The property is approached off Battery Road by an 'in and out' driveway and hardstanding area for several cars. There is also a Garage to the right of the property. We have been advised by the Vendor that the Garage benefits from a new garage roof, timbers and covering, fitted July 2025 along with a 10 year guarantee. The rear garden has been tastefully landscaped and enjoys a mixture of lawned area, flower beds and seating areas. At the rear is the Summer Chalet offering a versatile range of uses, (11'7" max x 15'1" max) . It is supplied with power and light.

## ANNEXE

Approached by the side of the property.

Front door to the open plan living space which incorporates the Kitchen area, Dining and Lounge (9'2" x 11') Two radiators.

## SHOWER ROOM

Shower cubicle, WC and pedestal hand basin. Radiator. Skylight.

## BEDROOM

11'7" max x 11'1" (3.53m max x 3.38m)

With bay and double doors opening to the private outside parking area.

## TENURE

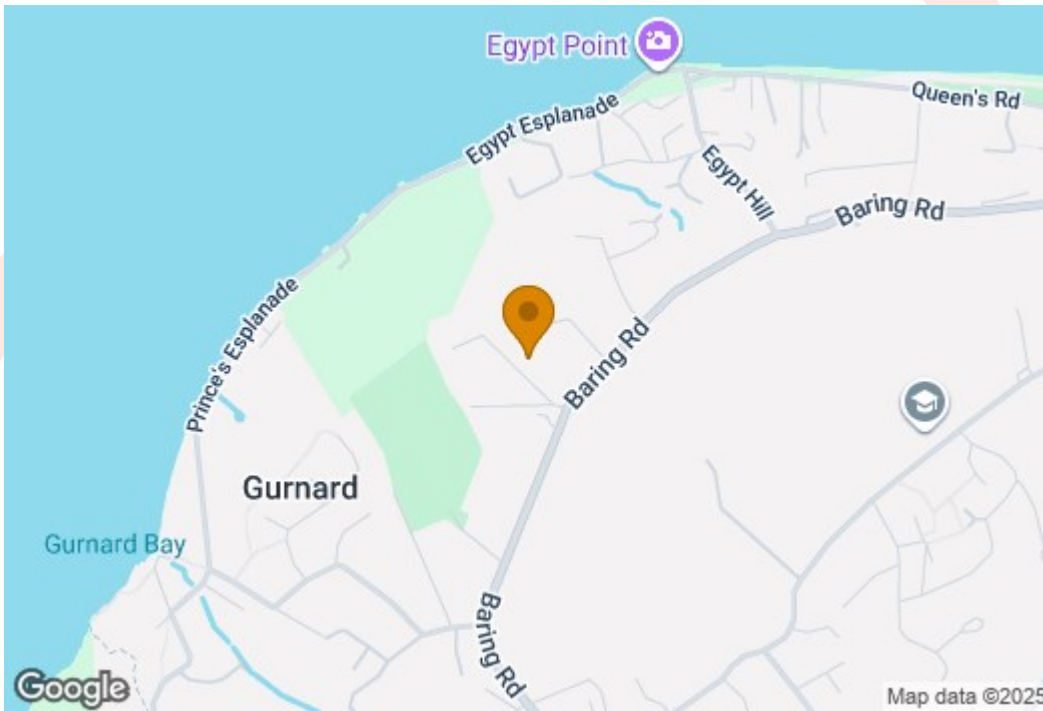
This property is a freehold. Total floor area is 1,200 sq ft.







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	69	77
England & Wales <small>EU Directive 2002/91/EC</small>		

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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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