MARVINS
ESTATE AGENTS

ISLANDWIDE SALES · EST. 1868 · MARVINS.CO.UK

# 1 Westview Road, Gurnard, PO31 8NR

## Price £350,000

Offered CHAIN FREE, this detached chalet bungalow occupies an attractive rural setting, enjoying delightful countryside views together with glimpses of the sea towards Gurnard. Set within good-sized gardens, the property offers excellent potential for modernisation and improvement, creating a superb family home in a sought-after location.

The accommodation comprises a spacious entrance lobby, comfortable Lounge, Kitchen/Dining Room, Shower Room and three Bedrooms. In addition, there is a useful Hobby Room/Store which offers scope for a variety of uses and could, subject to any necessary consents, be incorporated into further living accommodation.

The property benefits from gas fired central heating and double glazing and also includes a Garage with additional parking.

Requiring updating throughout, this is a rare opportunity to acquire a home with significant potential in a picturesque rural environment. Early viewing is highly recommended to appreciate the location, gardens and possibilities on offer.

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

Double glazed Entrance Door and side screen to:

## Spacious Entrance Hallway
11'11" x 7'1" (3.63m x 2.16m)
Door to:

## Entrance Hall
Radiator. Stairs to upper floor. Two built in cupboards.

## Cloakroom
Low level WC. Double glazed window.

## Lounge
18' x 11'9" (5.49m x 3.58m)
Large double glazed window to the front. Radiator. Feature stone fireplace with tiled hearth. Fitted cupboard and drawer storage.

## Kitchen/Diner
10'8" x 11' 11" (3.25m x 3.35m 3.35m)
Range of fitted floor cupboards and built in wall cupboards. Plumbing for washing machine. Inset sink unit with mixer tap over. Gas and electric cooker point. Radiator. Double glazed window and door to:

## Rear Porch
With access to the garden.

## Bedroom One
13'1" x 9'11" (3.99m x 3.02m)
Built in wardrobe cupboard and storage over. Double glazed window. Radiator.

## Bedroom Two
9'11" x 8'10" (3.02m x 2.69m)
Radiator. Double glazed window.

## Shower Room
Vanity wash basin with cupboard storage under. Radiator. Single tiled shower cubicle. Further walk in shower cubicle. Radiator. Double glazed window.

First Floor

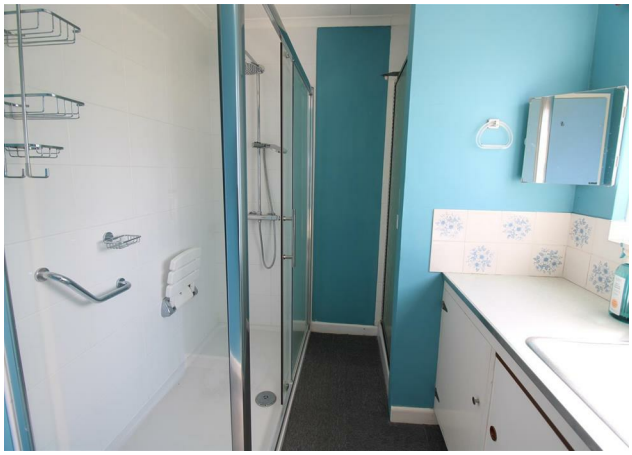
## Landing
Separate WC and wash basin. Vaillant gas boiler.

## Bedroom
11'10" x 13'6" (3.61m x 4.11m)
Double glazed window. Sea views over Gurnard. Fitted wash basin. Built in cupboards. Radiator.

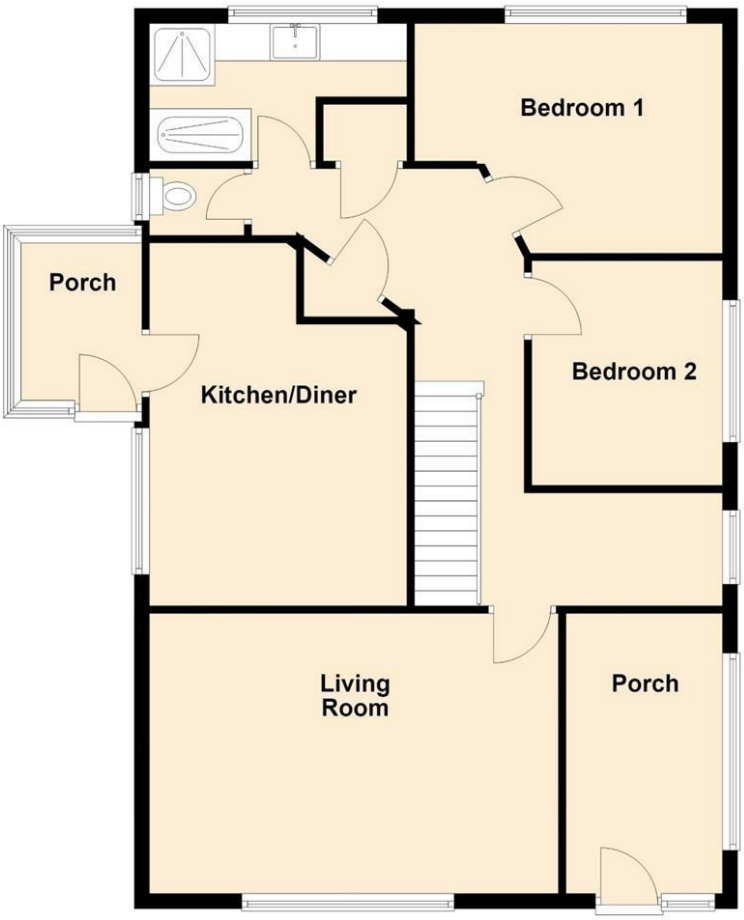
## Store Room/ Hobby Room
11'8" x 16'3" (3.56m x 4.95m)
Double glazed window. Two large built in under eaves cupboards.

## Outside
Driveway to detached Garage with up and over door. Power and light. Gardens laid to lawn and garden store.

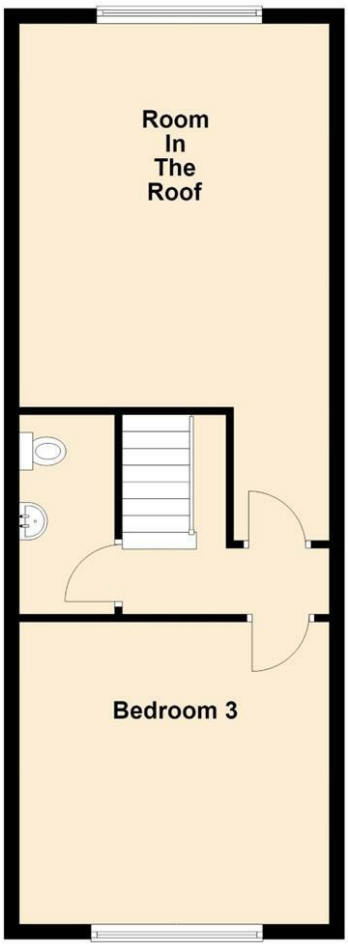
## Tenure
This property is Freehold. Council tax band D.

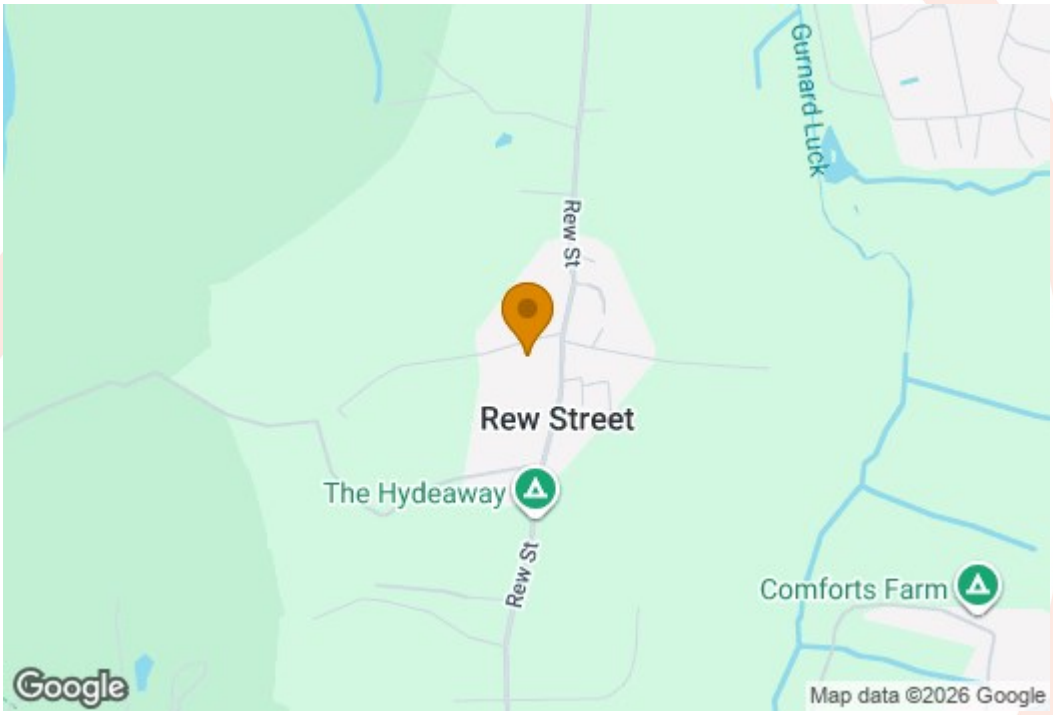


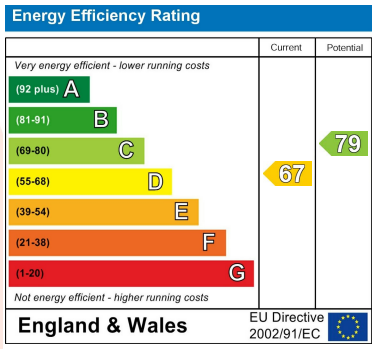
## Ground Floor

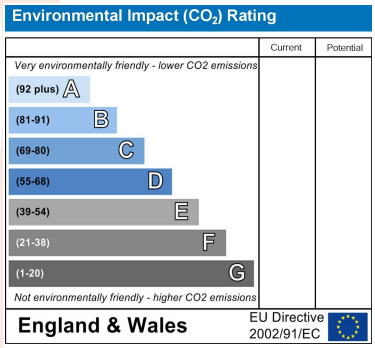



## First Floor




You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: cowes@marvins.co.uk

WWW.MARVINS.CO.UK