



MARVINS
ESTATE AGENTS



MARTINDALE, 150 BARING ROAD, COWES, PO31 8DS

PRICE £595,000

We are pleased to present Martindale, a versatile detached bungalow occupying a generous corner plot on Baring Road, one of Cowes' most sought-after residential addresses.

The property is well presented internally, having benefitted from a recently installed kitchen, and offers comfortable accommodation in its current form while also presenting significant potential for extension or reconfiguration, subject to the usual consents.

The bungalow currently comprises three bedrooms, a kitchen/diner and a living area enjoying pleasant aspects over the surrounding gardens. The wrap-around plot is notably large and largely clear, offering an excellent sense of space and flexibility.

Ideally positioned within easy walking distance of two popular local schools, Cowes town centre and Red Jet links to Southampton, the shoreline is also a short stroll away, home to one of the Island's well-known pubs and famous Gurnard sunsets.

Properties offering this combination of location, plot size and future potential are rarely available, and early interest is strongly encouraged.

41a High Street, Cowes, Isle of Wight, PO31 7RS

T: 01983 292114

E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

MARTINDALE, 150 BARING ROAD, COWES, ISLE OF WIGHT PO31 8DS

Front Entrance to Hallway. Access to a large loft space with further potential to exploit. Currently boarded and has a window. Radiator. Cupboard housing boiler.

LOUNGE

12' x 18'6" (3.66m x 5.64m)

Front and rear aspect over gardens. Two radiators. Fireplace.

KITCHEN/DINER

15' max x 13' (4.57m max x 3.96m)

A bright room with rear aspect from Dining Area (or serves well as an informal home office area) over the gardens. Door to outside from the Kitchen area. A super recently fitted Kitchen with a range of light coloured units. Plumbing for washing machine and dishwasher. Radiator. Access to Lounge.

BEDROOM ONE

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

Rear aspect. Radiator. Cupboard.

BEDROOM TWO

9'2" x 9'3" (2.79m x 2.82m)

Front aspect. Views straight down Woodvale Road Road with sea glimpses. Radiator.

BEDROOM THREE

8'11" x 9'4" (2.72m x 2.84m)

Front aspect. Radiator.

SHOWER ROOM

Shower cubicle and hand basin.

SEPARATE WC

OUTSIDE

Martindale is approached off Baring Road with a driveway leading to a useful Garage. The property sits in a large corner plot with extensive gardens to the front and in particular, the side and rear. The front boundary is walled. A perfect family sized garden.

TENURE

This property is Freehold.
Council Tax Band E



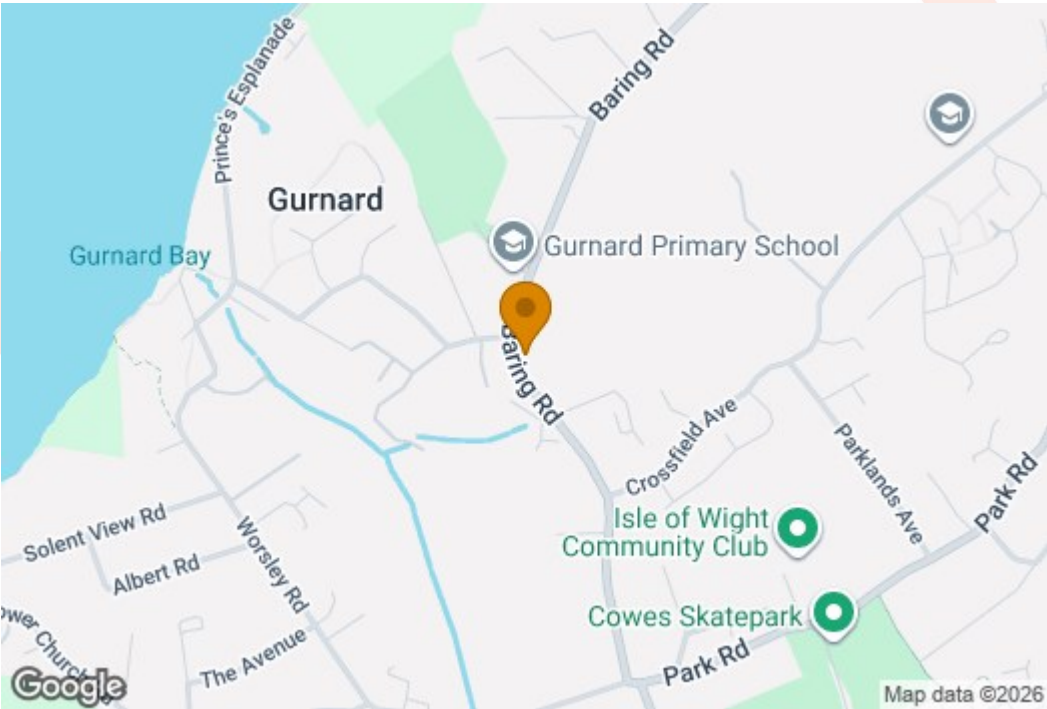




Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLYAll measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(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		

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