



MARVINS
ESTATE AGENTS



15 BROADFIELDS AVENUE, COWES, PO31 7UD PRICE £299,950

This well-presented two double bedroom semi-detached bungalow is situated in a quiet unmade road, offering comfortable single-level living in a convenient yet peaceful location.

The accommodation comprises a bright and airy lounge, a modern kitchen/diner, and shower room. Both bedrooms are generous doubles, making the property ideal for downsizers, retirees, or those seeking manageable living space.

Externally, the property benefits from ample off-road parking to the front and side access leading to an attractive rear garden, featuring a patio area, ornamental pond, and a useful workshop. Additional features include gas fired central heating and double glazing throughout.

The property further benefits from a large loft space, which may offer potential for conversion subject to the usual planning consents.

Conveniently located with bus route access close by, providing links to Cowes and Newport town centres, this bungalow combines a tranquil setting with excellent accessibility. Early viewing is recommended.

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15 BROADFIELDS AVENUE, COWES, PO31 7UD

Double glazed Entrance Door to:

ENTRANCE PORCH

Semi glazed door to:

ENTRANCE HALL

Radiator. Built in cupboard.

LOUNGE

14'5" into large double glazed bay window x 10'10"
(4.39m into large double glazed bay window x 3.30m)
Radiator. Two wall light points.

KITCHEN

10' x 11'10" (3.05m x 3.61m)
Range of fitted floor and wall cupboards. Stainless steel sink unit with mixer tap over. Ceramic hob with stainless steel extractor filter over and built in electric oven below. Plumbing for washing machine. Peninsula breakfast bar, also with cupboard storage under. Radiator. Large double glazed window and side window. Double glazed door to rear porch. Twin double glazed French Doors to garden. Vaillant gas boiler.

BEDROOM ONE

14'5" x 10'11" max (4.39m x 3.33m max)
Fitted double wardrobe with storage over. Large double glazed/bay window. Radiator.

BEDROOM TWO

12'1" x 9'11" (3.68m x 3.02m)
Radiator. Double glazed window.

SHOWER ROOM

Good size shower cubicle with sliding door. Low level WC, wash basin and cupboard storage below. Tiled floor and walls. Towel rail/radiator. Loft access. to large loft space with roof window light.

OUTSIDE

Ample Car parking to the front. Side access to the rear garden which is laid to lawn. Paved patio. Timber workshop, ornamental pond and gravelled seating area. Flower and shrub beds.

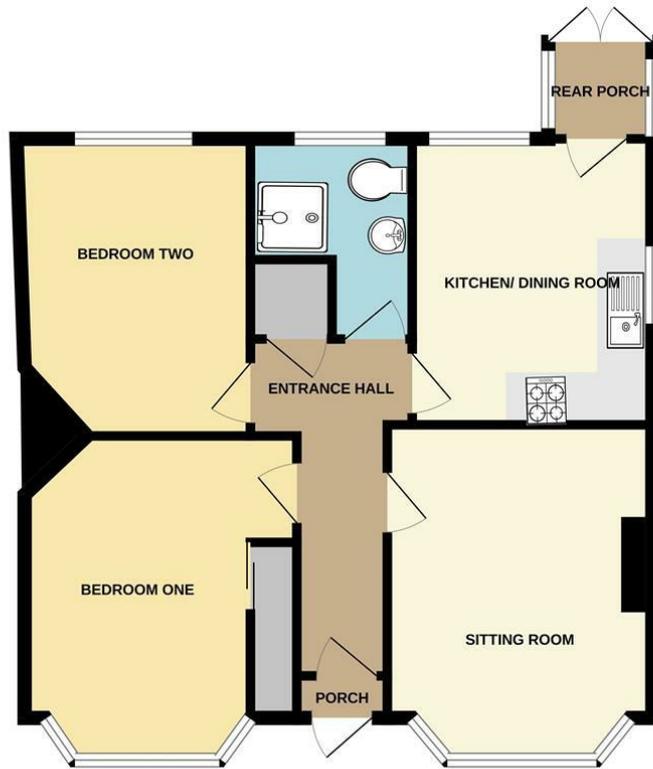
TENURE

This property is Freehold. Council tax band C.





GROUND 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(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	

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