



**MARVINS**  
ESTATE AGENTS



## 4 SELMAN GARDENS, COWES, PO31 8AT

**£305,000**

A three bedroom semi detached modern bungalow which was extended by the present Vendor to incorporate a Master Bedroom with En-Suite Shower Room. There is also a modern Bathroom with a Victorian slipper style Bath. Two further double Bedrooms and central Lounge/Diner with freestanding multi fuel stove. Fitted Kitchen and Conservatory to the rear. There is ample parking for at least three vehicles to the front and an enclosed rear garden. Electric heating and double glazing.

### COWES OFFICE

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## 4 SELMAN GARDENS, COWES, ISLE OF WIGHT PO31 8AT

Double glazed Entrance Door and side screen to:

### ENTRANCE HALL

Attractive wooden flooring. Telephone point. Electric night storage heater. Loft access. Built in storage cupboard, further built in cupboard housing new hot water system.

### BEDROOM (FRONT)

10'8" x 10'4" (3.25m x 3.15m)

Double glazed window. Television aerial lead.

### BEDROOM (REAR)

11'4" x 10'5" (3.45m x 3.18m)

Double glazed window. Recently installed electric radiator.

### BATHROOM

Victorian style slipper bath with mixer tap. Low level WC and vanity wash basin. Tiled flooring. Modern easy clean splash back panels to the walls. Double glazed window.

### LOUNGE/DINER

13'11" x 15'7" (4.24m x 4.75m)

Attractive wooden flooring. Double glazed window. Recently installed electric radiator. Solid fuel freestanding stove.

### BEDROOM ONE

7'4" x 12'8" (2.24m x 3.86m)

Double glazed window. Wooden flooring. Skylight.

### EN-SUITE SHOWER ROOM

Large shower cubicle with Mira electric shower. Sliding doors. Low Level WC and pedestal wash basin. Double glazed window.

### KITCHEN

8'9" x 11'4" (2.67m x 3.45m)

Electric night storage heater. Range of modern floor and wall cupboards with bevel edged work tops. Inset circular stainless steel sink unit with mixer tap over. Electric cooker point with extractor filter canopy over cooking area. Integrated dishwasher. Tiled splashbacks. Tiled floor. Door to:

### UTILITY ROOM/PANTRY

7'10" x 7'6" (2.39m x 2.29m)

Double glazed window. Plumbing for washing machine and space for tumble dryer. Double glazed door to garden.

### CONSERVATORY

7'10" x 10'5" (2.39m x 3.18m)

Double glazed windows with door to garden.

### OUTSIDE

Rear garden laid mainly to lawn with raised flower beds. Timber deck and mature grape vine. Front garden laid to lawn with ample car hardstanding.

### COUNCIL TAX BAND

Band C

Freehold

TOTAL FLOOR AREA - 85 square metres





## Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY! All measurements are approximate.  
Plan produced using PlanUp.



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			
		50	69
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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