



**MARVINS**  
ESTATE AGENTS



**193 PARK ROAD, COWES, PO31 7NP**

**ASKING PRICE £410,000**

A detached three bedroom bungalow located within popular Park Road. This home has been extended and offers very spacious living area and master bedroom with gardens to the rear surrounding the house and parking to the front for several vehicles. Double glazing is installed and gas central heating. The master bedroom has an en-suite shower room. Offered chain free, viewing is by appointment with the Vendors Agent.

#### COWES OFFICE

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Double glazed Entrance Door and side window to:

### ENTRANCE HALL

Built in airing cupboard housing hot water tank. Further cupboard housing electric meters. Radiator. Loft access.

### CLOAKROOM

Pedestal wash basin, low level WC. Double glazed window.

### LOUNGE/DINER

29'11" x 10'10" (9.12m x 3.30m)

Two large double glazed windows to front. Two radiators. Feature stone fireplace and side plinth. Gas point. Television point. Open plan from Dining Area to:

### KITCHEN

23'6" x 9'2" (7.16m x 2.79m)

Radiator. Double glazed patio door to gardens. Extensive range of fitted floor and wall cupboards with bevel edged work tops over. Ceramic electric hob. Built in oven and grill/microwave. Integrated fridge and two freezers. Plumbing for washing machine. Space for tumble dryer. Double glazed side window.

### BEDROOM ONE

17'10" x 12'6" (5.44m x 3.81m)

Range of fitted bedroom wardrobes. Drawer units and over bed storage cupboards. Further walk in storage cupboard. Radiator. Double glazed window.

### EN-SUITE SHOWER ROOM

Good size shower cubicle. Low level WC. Vanity wash basin. Radiator. Double glazed window. Fully tiled walls.

### BEDROOM TWO

9' x 10'8" (2.74m x 3.25m)

Radiator. Double glazed window. Freestanding wardrobe and shelf unit.

### BEDROOM THREE

8'9" x 7'10" (2.67m x 2.39m)

Radiator. Double glazed window. Fitted wardrobe cupboard.

### BATHROOM

Panelled bath with mixer tap and shower attachment over. Pedestal wash basin. Radiator. Fully tiled walls.

### OUTSIDE

Driveway to front with ample car hardstanding. Access to front store with up and over door. Rear garden laid to lawn. Paved patio. Large workshop/store. Aluminium greenhouse.

### TENURE

The property is Freehold.  
Council tax band E







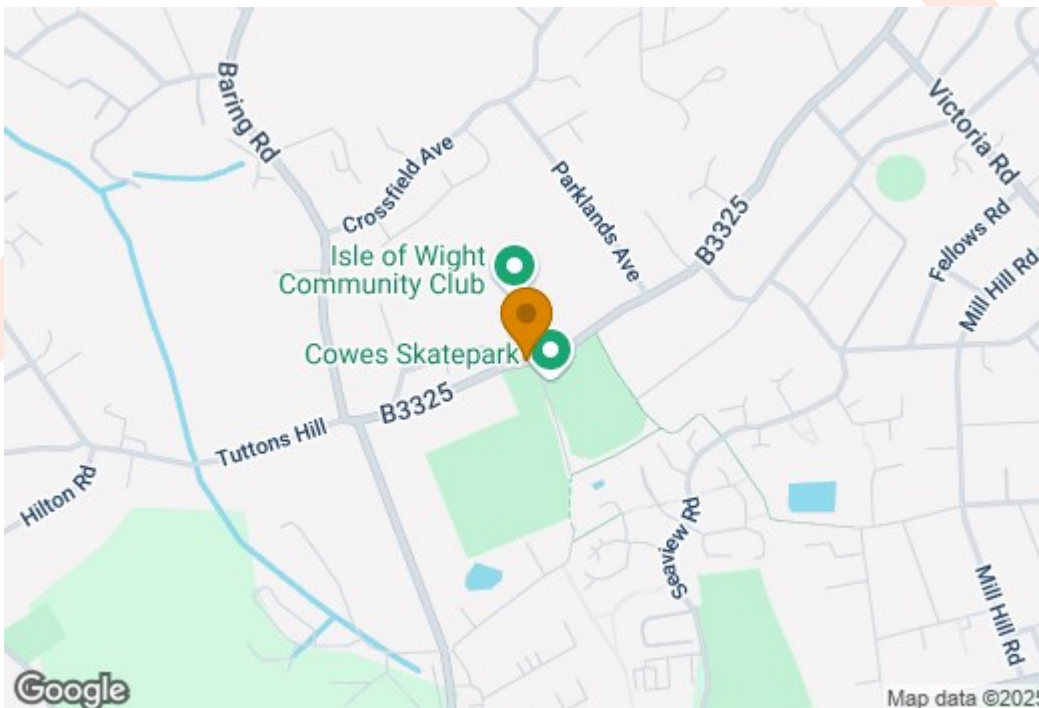


# **Ground Floor** Approx. 122.8 sq. metres (1321.4 sq. feet)



Total area: approx. 122.8 sq. metres (1321.4 sq. feet)

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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

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