

McCarthy
& BOOKER



3 The Avenue, Gurnard, Isle of Wight, PO31 8JL

Guide Price £375,000



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY AND BOOKER

Two bedroom bungalow with huge potential, gardens, garage and off street parking in beautiful Gurnard. Chain free!

Detached two bedroom bungalow in Gurnard.

With a large reception room, garage and front and rear gardens this is an ideal property to renovate and 'make it your own' in the peaceful and desirable area of Gurnard.

Gurnard

Gurnard is a pretty coastal village that lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton. The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and a fabulous array of countryside and coastal paths which are all within easy walking distance.

Approaching The Property

Set in quiet and peaceful location, this bungalow has off street parking immediately in front of its garage with its up and over door. A low wooden fence with brick pillars surround the boundary with a wooden picket gate that leads you through to the mature garden. This has a small lawn with flowerbeds, shrubs and trees that include a passion flower, palm, hydrangea and buddleia bush. A path leads to the white double glazed door with glass panels.



3 The Avenue

Entering into the hallway, all rooms flow from this bright light space. Within this space is the loft hatch, consumer unit as well as two cupboards for useful storage, one housing the immersion cylinder.

Throughout this light and airy bungalow there is neutral decor and carpet and large double glazed windows in all rooms. There are two large double bedrooms, both overlooking their respective front and rear gardens. A large reception room has an open fire place with a tiled hearth and mantelpiece as well as having dual aspects to the rear garden.

A fully tiled white bathroom has a white suite and over bath shower with the basin sat within a vanity unit, this room has a large frosted window making this a lovely bright room. The final room in this deceptively sized home, is the kitchen with its wood base and wall units on two sides and tiled worksurface. With space and plumbing for a washing machine or dishwasher and room for a fridge/freezer and free standing oven. There is a door leading to the garden/garage with a 'lean to' area making this a secure and dry space.

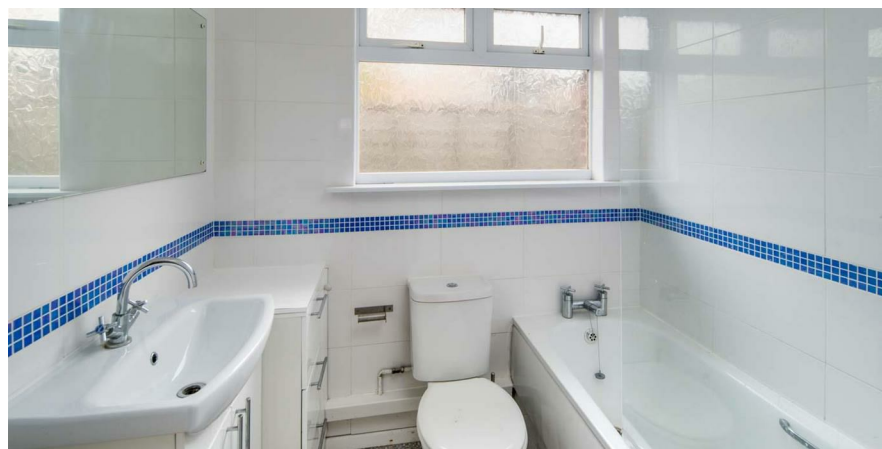
Rear Garden

A mature 'L-shaped' garden that wraps around the width and side of the property. Viewed from both the rear bedroom and sitting room, this secure, secluded and quiet area has a central lawn and many plants including a fig tree, fuchsia, holly bush and palm tree. A lovely area to relax and hear the bird song.

The garden is accessed through a door into a covered area between the house and garage. There is a door at the other end of this lobby to reach the front garden and a sliding side door into the garage which has power and lights.

Further Information

EPC: D



Council tax band: C (£1875.58 2022)

Tenure: Freehold

Worcester gas boiler installed July 2021, 10 year guarantee,

Test and safety certificate issued 3.8.22

Cavity wall insulation and double glazing

Electrical safety checks completed and new consumer unit installed 26.6.20

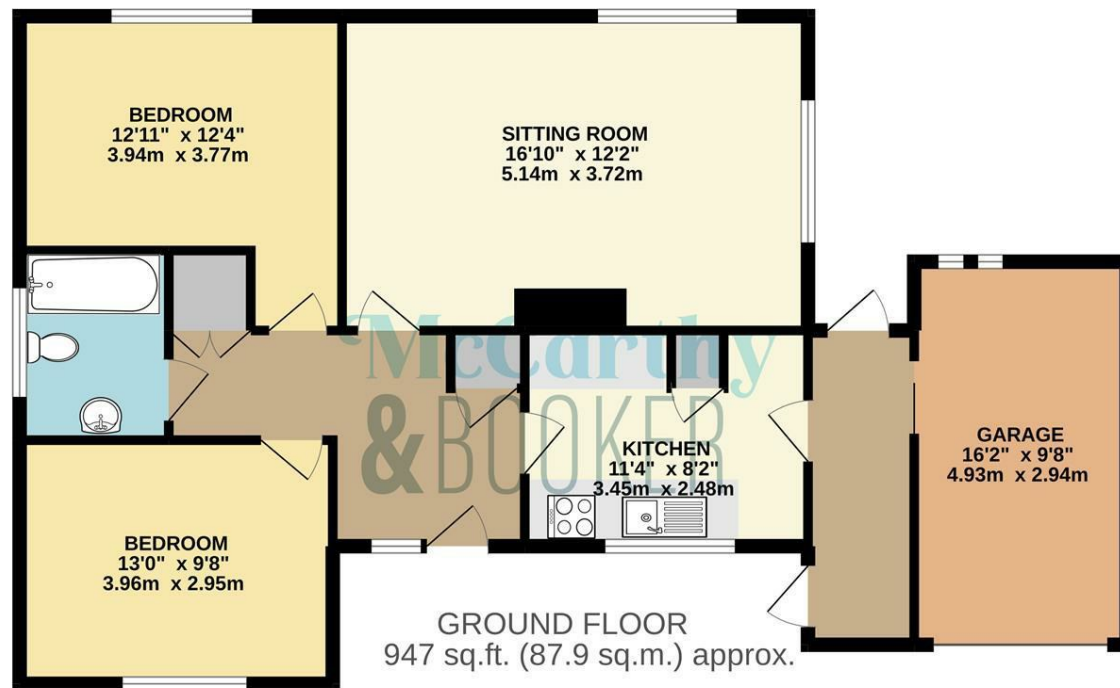
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



TOTAL FLOOR AREA : 947 sq.ft. (87.9 sq.m.) approx.
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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