



**MARVINS**  
ESTATE AGENTS



**41 CROMWELL AVENUE, EAST COWES, PO32 6GE**

**ASKING PRICE £220,000**

A modern mid terrace home located in this popular development just to the southern side of East Cowes. This home enjoys recently fitted Camaro flooring throughout the ground floor. At first floor level there are two double bedrooms with a central bathroom. The Kitchen includes integrated units including fridge freezer, cooker and white goods. Gas central heating is installed and double glazing. French Doors from the Lounge/Diner open up to the patio and rear garden. There is also pedestrian rear access. There is parking at the front for two vehicles. This would make an ideal first time purchase or step up in the housing ladder.

**COWES OFFICE**

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## ENTRANCE DOOR TO ENTRANCE HALL

Fibre point connection. Radiator.

## CLOAKROOM

Low level WC, pedestal wash basin and radiator.

## KITCHEN

6'7" x 9'8" (2.01m x 2.95m)

Range of fitted floor and wall cupboards with work tops over. Gas hob and built in electric oven below. Stainless steel filter canopy over. Integrated fridge/freezer, washing machine and dishwasher. Gas boiler and double glazed window.

## LOUNGE/DINER

14'2" x 13'7" (4.32m x 4.14m)

Two radiators. Understairs storage cupboard. Double glazed window and French Doors to patio. Television point. Telephone point.

## FIRST FLOOR LANDING

### BEDROOM ONE

13'7" x 8'7" (4.14m x 2.62m)

Double glazed window. Radiator.

### BEDROOM TWO

10'1" x 8'5" (3.07m x 2.57m)

Double glazed window. Radiator. Built in wardrobe cupboard and further built in storage cupboard.

## BATHROOM

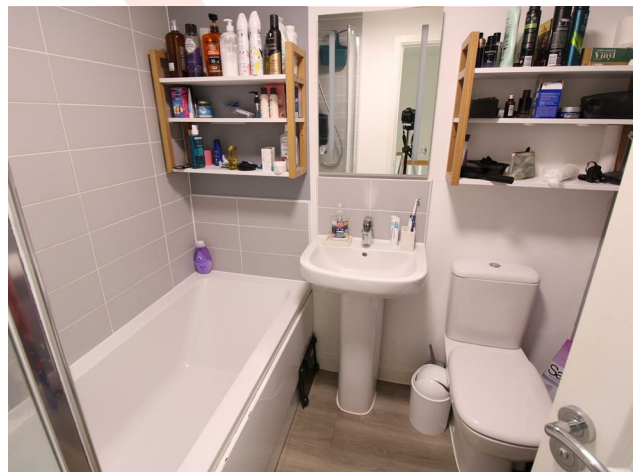
Panelled bath with mixer tap and electric shower over. Pedestal wash basin and low level WC. Towel rail/radiator.

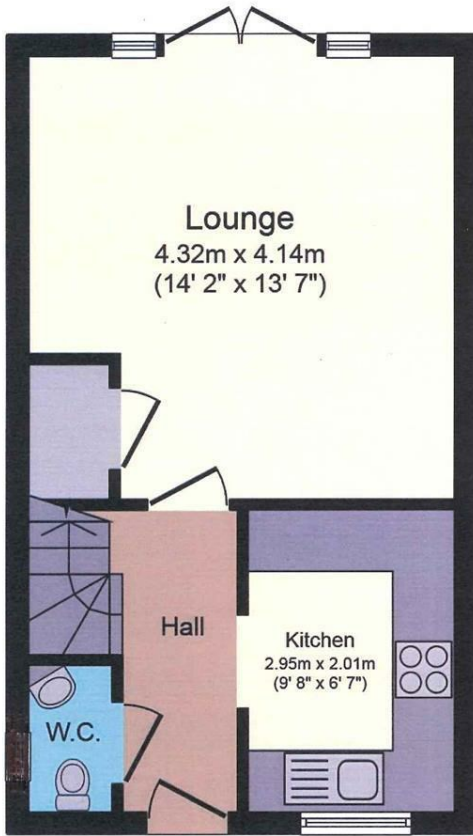
## OUTSIDE

Off road parking for two vehicles. Enclosed rear gardens to back with paved patio, exterior lighting and pedestrian rear access. Outside tap.

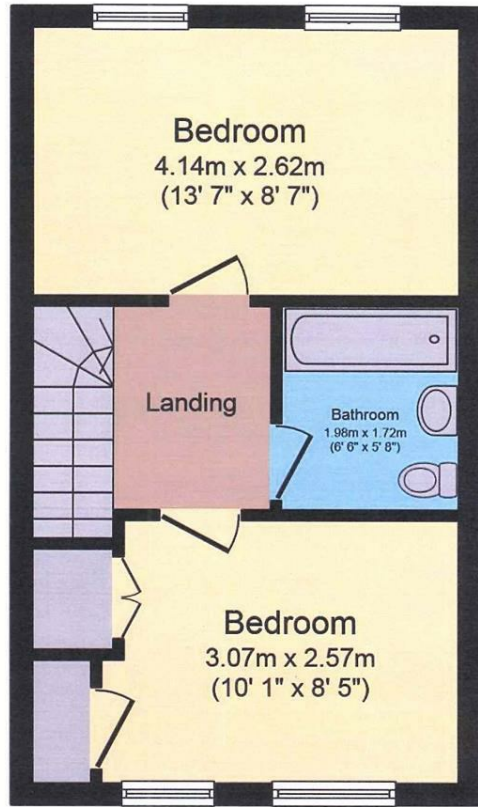
## TENURE

This property is Freehold. Council tax band C.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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		
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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