



MARVINS
ESTATE AGENTS



3 MAGDALEN CRESCENT, COWES, PO31 8EP

ASKING PRICE £347,000

Marvins are delighted to offer this detached two bedroom bungalow located in a popular corner plot position just off of Crossfield Avenue. This home benefits from gas fired central heating and is also double glazed. There is an L shaped Lounge /Diner, fitted Kitchen and Bathroom. This home would lend itself to a young family, working couple or retirement home. To the rear of the garden there is a good sized detached garage and off road parking to the front. Viewing is by appointment.

COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS
T: 01983 292114
E: coves@marvins.co.uk

WWW.MARVINS.CO.UK

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DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE PORCH

Glazed door and side screen to:

ENTRANCE HALL

Radiator. Loft access. Built in storage cupboard also housing electric meters.

LOUNGE

16'3" x 10'8" (4.95m x 3.25m)

Large double glazed window to front. Radiator. Tiled fire place and hearth. TV aerial point. Open plan to:

DINING ROOM

9'1" x 8'10" (2.77m x 2.69m)

Double glazed window. Radiator. Door to:

KITCHEN

10'3" x 9'1" (3.12m x 2.77m)

Double glazed window and door to rear gardens. Stainless steel sink with mixer tap over. Bevelled edge work tops. Floor and wall mounted cupboards. Built in cupboard housing hot water tank. Cupboard housing gas boiler. Built in electric oven, gas hob and extractor canopy over.

BEDROOM ONE

9'1" x 12' max (2.77m x 3.66m max)

Radiator. Double glazed window.

BEDROOM TWO

8'9" x 9'9" (2.67 x 2.97)

Radiator. Double glazed window.

BATHROOM

Panelled bath with electric shower over. Low level WC. Wash basin. Towel rail/radiator. Tiled walls. Double glazed window.

OUTSIDE

Enjoying a corner position this property offers an open plan garden to the front laid to lawn and gated access to the rear garden, laid to lawn. A personal side access door leads to the detached garage which has an up and over door to the front. Timber garden store. Viewing is by appointment only.

TENURE

This property is Freehold. Council tax band C.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
(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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