



MARVINS
ESTATE AGENTS



12 WINSTON ROAD, COWES, PO31 8HL

£280,000

A super opportunity to purchase a Semi Detached House situated in a quiet cut-de-sac on the Crossfield Estate and close to local schools as well as the town centre. The property requires updating and so offers the chance for the new owner to stamp their own mark on their new home. Accommodation includes 3 Bedrooms, as well as a decent size Lounge and a Kitchen with Dining Room. Good sized gardens to the front and rear make it perfect for children too. Finally all-important parking comes in the form of a driveway and a Garage. With NO ONWARD CHAIN we encourage you to view as soon as you can.

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12 WINSTON ROAD, COWES, ISLE OF WIGHT PO31 8HL

Sliding door to Entrance porch. Front door to:

ENTRANCE HALL

Stairs off. Night storage heater.

LOUNGE

11'4" x 22'1" (3.45m x 6.73m)

Front and rear aspect. Sliding patio door to outside patio. Night storage heater. Fireplace with inset gas fire. Door to:

DINING ROOM

8'4" x 9'5" (2.54m x 2.87m)

Accessed off the Hall and Lounge. Open plan through to the Kitchen area. Night storage heater. Door to rear porch with Cloakroom off.

CLOAKROOM

With WC.

KITCHEN

12'2" x 7'5" (3.71m x 2.26m)

Pleasant rear aspect over rear garden. Range of wood fronted wall and base units. Space for cooker. Single drainer sink unit. Door to outside.

FIRST FLOOR LANDING

Access to loft. Night storage heater.

BATHROOM

Comprising bath, WC, and hand basin.

BEDROOM ONE

11'4" x 13' (3.45m x 3.96m)

Rear aspect. Cupboard.

BEDROOM TWO

11'4" x 8'8" (3.45m x 2.64m)

Front aspect.

BEDROOM THREE

8'4" x 9'4" (2.54m x 2.84m)

Rear aspect.

OUTSIDE

Open plan front lawn with a driveway leading to the GARAGE. There is a good size enclosed rear garden laid mainly to lawn. Small patio area off the property.

TENURE

This property is Freehold. Council tax band C

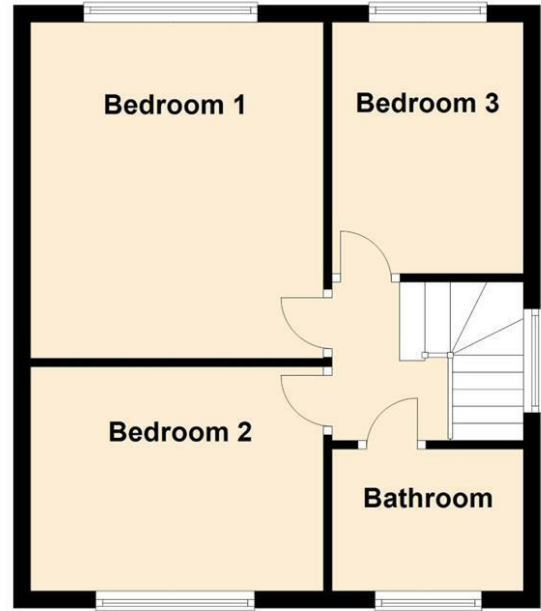




Ground Floor



First 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	75
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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