



MARVINS
ESTATE AGENTS



91 MOORGREEN ROAD, COWES, PO31 7LH

£262,000

Welcome to this charming Semi Detached House located on popular Moorgreen Road in Cowes. This delightful house boasts 2 bedrooms and is in superb condition, ready to become your new home sweet home. This property offers easy access to various transport links, making your daily commute a breeze. The house exudes much character, giving it a unique and inviting feel that is hard to resist. Step inside to discover tasteful decoration throughout, along with features including a super contemporary style Kitchen, two Reception Rooms and a pleasant westerly facing garden. Don't miss out on the opportunity to make this lovely house your own and enjoy the best of what Cowes has to offer.

COWES OFFICE

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91 MOORGREEN ROAD, COWES, ISLE OF WIGHT PO31 7LH

Path to side front door and access to the rear.

HALLWAY

Stairs off. Tiled flooring.

LOUNGE

13'2" max x 11'1" (4.01m max x 3.38m)

Front aspect via bay window. Fireplace. Radiator.

DINING ROOM

11'2" x 10'11" (3.40m x 3.33m)

Radiator. Rear aspect.

KITCHEN

17'1" max x 7'3" (5.21m max x 2.21m)

A super contemporary Kitchen with a comprehensive range of light coloured wall and base units incorporating integrated fridge and freezer, built-in oven, gas hob and extractor. Plumbing for a washing machine. Rear aspect over the garden. Radiator. Door to:

UTILITY

12'8" x 3'5" (3.86m x 1.04m)

A useful space that will suit a variety of purposes. Door to the rear garden.

LANDING

Half landing window for extra light. Access to loft.

BEDROOM ONE

13'2" max x 11'1" max (4.01m max x 3.38m max)

Front aspect via bay window. Radiator.

BEDROOM TWO

11'1" x 8'3" (3.38m x 2.51m)

Rear aspect Radiator.

BATHROOM

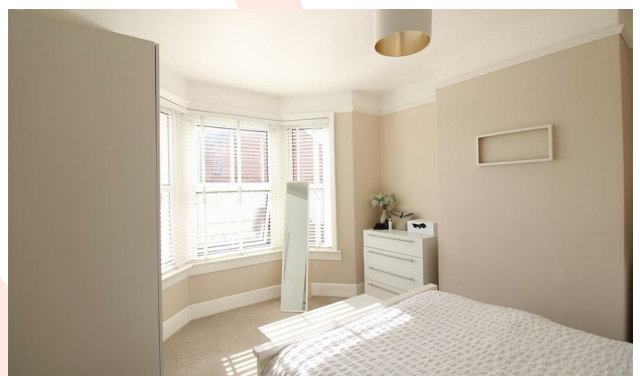
A modern white suite with shower over, WC and hand basin. Cupboard housing boiler. Heated towel rail.

OUTSIDE

Forecourt and side access to the rear garden. A pleasant westerly facing garden laid mainly to lawn.

TENURE

This property is Freehold. Council tax band B.

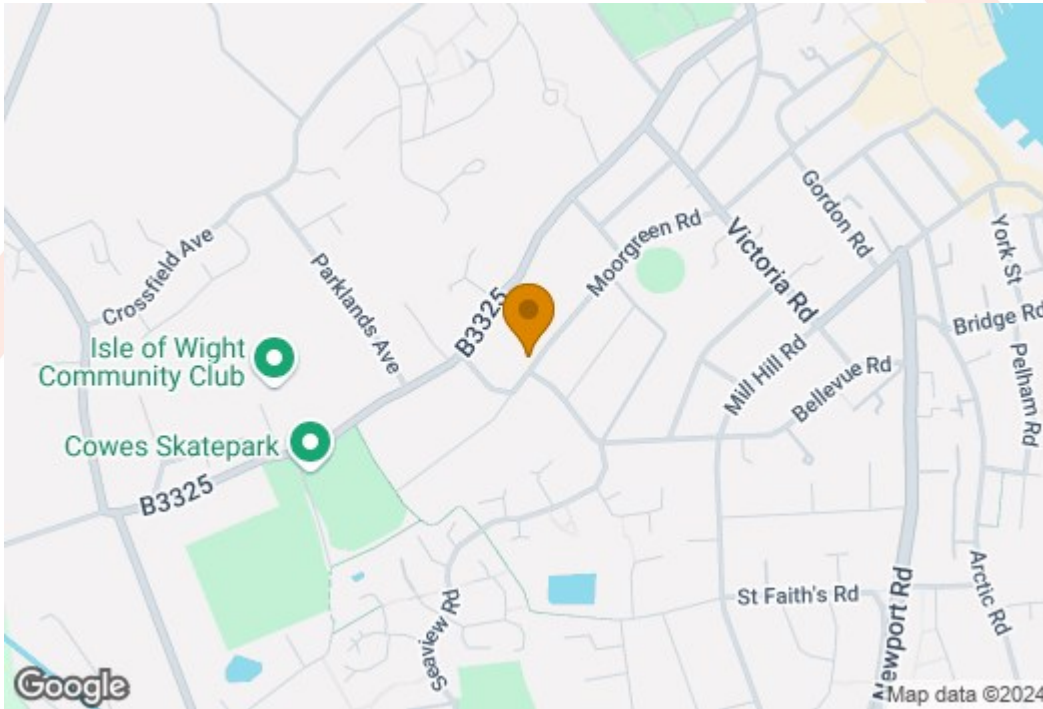


GROUND FLOOR

1ST FLOOR



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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | | |
| EU Directive 2002/91/EC | | |

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