



**MARVINS**  
ESTATE AGENTS



## 16 THE MOORINGS, COWES, PO31 7FB

PRICE £295,000

Welcome to The Moorings in Cowes! This chain free semi detached home offers three Bedrooms, a spacious Kitchen/Diner, Lounge, Cloakroom and Bathroom. To the side of the property is a driveway giving off road parking for approximately 3 vehicles and leading to the Garage. Gas heating and double glazing. To the rear is an enclosed level garden. Located within a cul de sac, this family home is convenient for Cowes town with its vibrant high street and high speed passenger service to Southampton. Ready to move in now, book your appointment to view.

### COWES OFFICE

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## 16 THE MOORINGS, COWES, ISLE OF WIGHT PO31 7FB

Double glazed Entrance Door to:

### ENTRANCE HALL

Stairs to upper floor off. Radiator.

### CLOAKROOM

Low level WC. Corner wash basin.

### LOUNGE

14'10" x 15'3" (4.52m x 4.65m)

Double glazed window. Radiator.

### KITCHEN/DINER

14'10" x 10'1" (4.52m x 3.07m)

Range of fitted floor and wall cupboards with bevel edged worktops. Fitted gas hob, electric cooker and extractor filter over cooking area. Plumbing for washing machine. Stainless steel sink unit with mixer tap over. Double glazed window. Double glazed French Doors to garden. Radiator.

On the First Floor

### LANDING

Radiator. Loft access. Airing cupboard with Worcester Boiler.

### BEDROOM ONE

12'5" x 8'2" (3.78m x 2.49m)

Double glazed window. Built in wardrobe cupboard. Radiator.

### BEDROOM TWO

10'11" x 8'6" (3.33m x 2.59m)

Radiator. Double glazed window. Built in cupboard.

### BEDROOM THREE

6'7" x 8'10" (2.01m x 2.69m)

Radiator. Double glazed window.

### BATHROOM

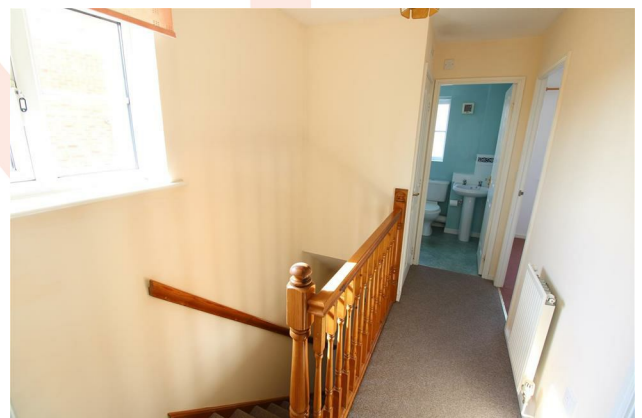
Panelled bath with shower over, low level WC, pedestal wash basin and radiator.

### OUTSIDE

Enclosed rear garden mainly to lawn. Pedestrian side access and side entrance door to the GARAGE 17' x 8'4" Up and over door to the front. Driveway with hard standing for approximately 3 vehicles. Open plan front gardens to lawn.

### TENURE

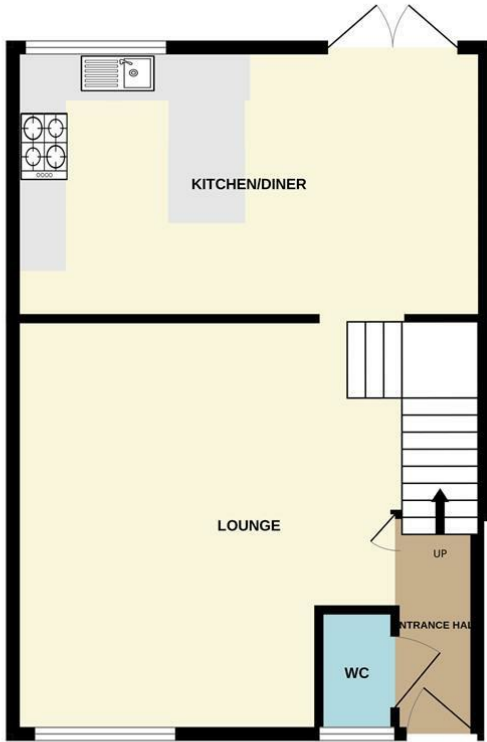
This property is Freehold. Council tax band C.



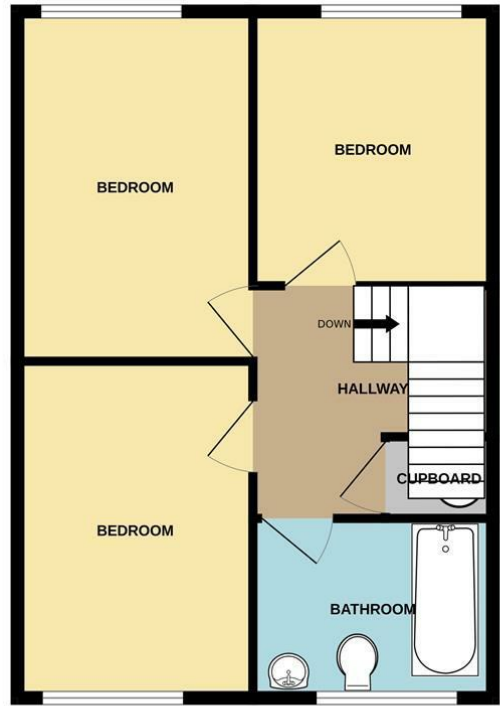




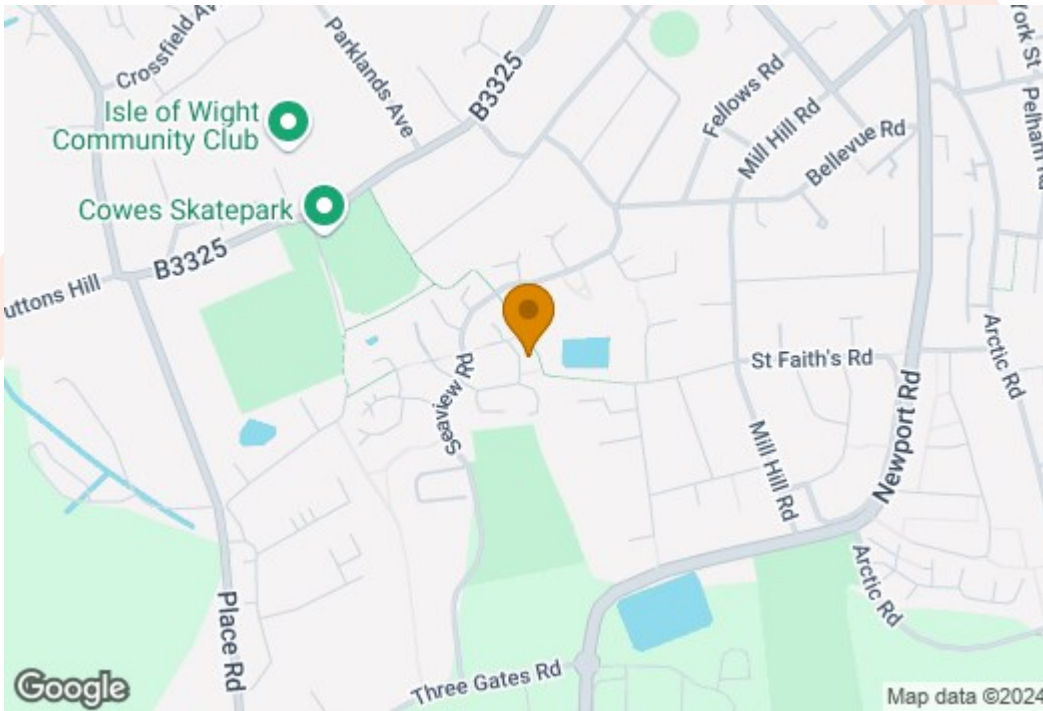
GROUND FLOOR



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. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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