



**MARVINS**  
ESTATE AGENTS



## 9 MOORGREEN ROAD, COWES, PO31 7LJ

### PRICE £220,000

Nestled on the charming Moorgreen Road in Cowes, this delightful two-bedroom cottage presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere and benefits from off road parking, making it perfect for first-time buyers and those looking to downsize.

As you enter, you will be greeted by a spacious living area that is filled with natural light and benefits from a woodburning stove, creating an ideal space for relaxation and entertaining. The well-appointed kitchen offers ample storage, workspace and dining area. The spacious shower room completes the accommodation on the ground floor. On the first floor are two charming bedrooms with attractive stripped wooden flooring.

The house is situated in a desirable location, close to local amenities, schools, and the picturesque coastline that Cowes is renowned for. Residents can enjoy the vibrant community and the various recreational activities available, from sailing to leisurely walks along the waterfront.

With its charming features and convenient location, this property is a wonderful opportunity to embrace the coastal lifestyle that Cowes has to offer. Whether you are looking to make it your own or invest in a rental property, this house is sure to impress. Do not miss the chance to view this lovely home and experience all that it has to offer.

#### COWES OFFICE

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## GROUND FLOOR

Double glazed entrance door to:

### SITTING ROOM

12'11 x 10'1 max (3.94m x 3.07m max)

A spacious light airy room with quarry tiled flooring and woodburning stove with slate hearth. Electric wall mounted heater. Built in storage cupboard housing electric fuse box. Attractive quarry tiled flooring. Stairs to first floor off.

### INNER HALLWAY

Opening to kitchen and door to:

### SHOWER ROOM

6'7 x 7'10 max (2.01m x 2.39m max)

White suite comprising vanity unit with inset basin in solid wood surround with storage cupboard under. Low level WC. Shower enclosure with Triton electric shower. Partly tiled walls. Wall mounted electric towel heater.

### KITCHEN/DINING ROOM

10'3 x 15' max (3.12m x 4.57m max)

Spacious area enhanced by two skylights. Fitted with a range of units with solid woodblock work surfaces over and butler sink with chrome mixer tap. Tiled splashbacks. Space for appliances. Large built in pantry/storage cupboard. Tiled flooring.

## FIRST FLOOR

### LANDING

Double glazed window to side. Access to boarded loft. Doors to:

### BEDROOM ONE

10'3 x 10'5 (3.12m x 3.18m)

Double glazed window to front. Attractive stripped wooden flooring. Wall mounted electric heater.

### BEDROOM TWO

10'2 x 7'10 (3.10m x 2.39m)

Double glazed window to rear. Attractive wooden stripped flooring. Overstairs storage recess.

### OUTSIDE

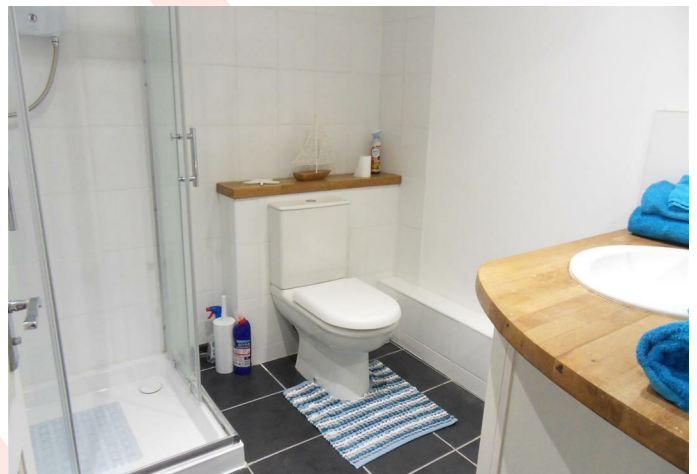
To the front of the property is a large paved parking area. Gated access leads to the attractive enclosed front garden, laid to paving and gravel with feature palm tree.

### TENURE

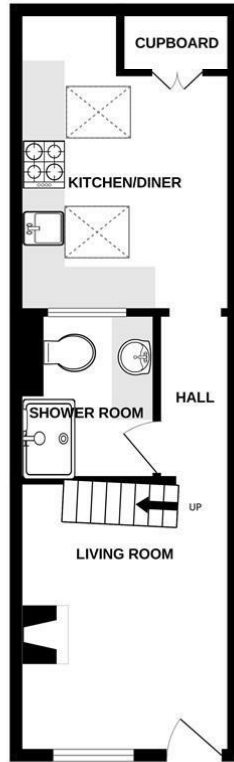
Freehold.

Council tax band B

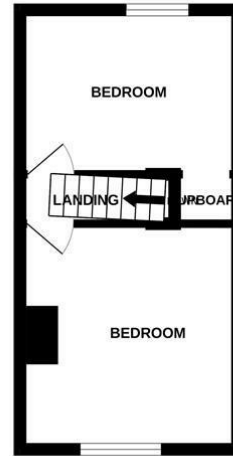
Total floor area - 52 square metres.



GROUND FLOOR  
343 sq. ft. (31.9 sq.m.) approx.

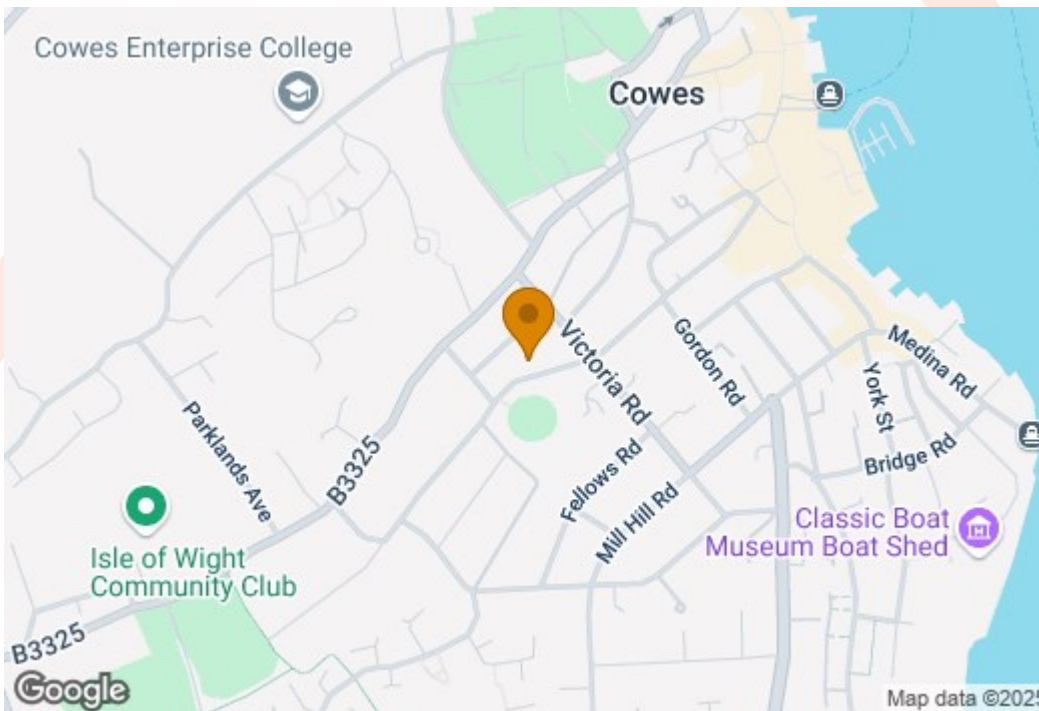


1ST FLOOR  
202 sq. ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA: 545 sq. ft. (50.6 sq.m.) approx.

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) <b>A</b>		<b>88</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>	<b>41</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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