



**MARVINS**  
ESTATE AGENTS



**36 MOORGREEN ROAD, COWES, PO31 7LH**

**£275,000**

A semi detached bungalow conveniently located for Cowes town and its local facilities including the high speed passenger service to Southampton. Currently used as three bedrooms, this home offers flexible accommodation with one room reverting to a front Lounge and Dining Room off the Kitchen. There could also be scope for forming car parking and expansion of the accommodation within the roof space, all subject to the normal planning and building conditions being approved. Gas heating and double glazing is installed. Viewing is by appointment.

**COWES OFFICE**

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## 36 MOORGREEN ROAD, COWES, ISLE OF WIGHT PO31 7LH

Covered Entrance Porch with semi glazed front door to:

### ENTRANCE HALL

Radiator. Loft access. Built in cupboard.

### LOUNGE

11'9" x 10'11" (3.58m x 3.33m)

Exposed brick fireplace. Radiator. Double glazed window. Opening to:

### KITCHEN

9' x 7'9" (2.74m x 2.36m)

Range of fitted floor and wall cupboards with bevel edged work tops. Inset sink unit with mixer tap over. Gas cooker point. Double glazed window and door to rear garden. Tiled floor. Vaillant gas boiler. Gas stove included.

### BEDROOM ONE

10'11" x 14'6" in to double glazed bay window (3.33m x 4.42m in to double glazed bay window)  
Radiator.

### BEDROOM TWO

11'2" x 13'6" in to double glazed bay window (3.40m x 4.11m in to double glazed bay window)  
Radiator. Built in wardrobe cupboards either side of chimney breast.

### BEDROOM THREE

8'11" x 12' (2.72m x 3.66m)  
Double glazed window. Radiator.

### BATHROOM

Exposed brick wall to one side. Shaped panel bath with mixer tap and shower over. Vanity wash basin and low level WC. Concealed cistern. Radiator. Stripped wood floor. Velux window with remote control.

### OUTSIDE

Paved rear patio area. Enclosed rear garden laid to lawn. Metal timber shed and wood stores.

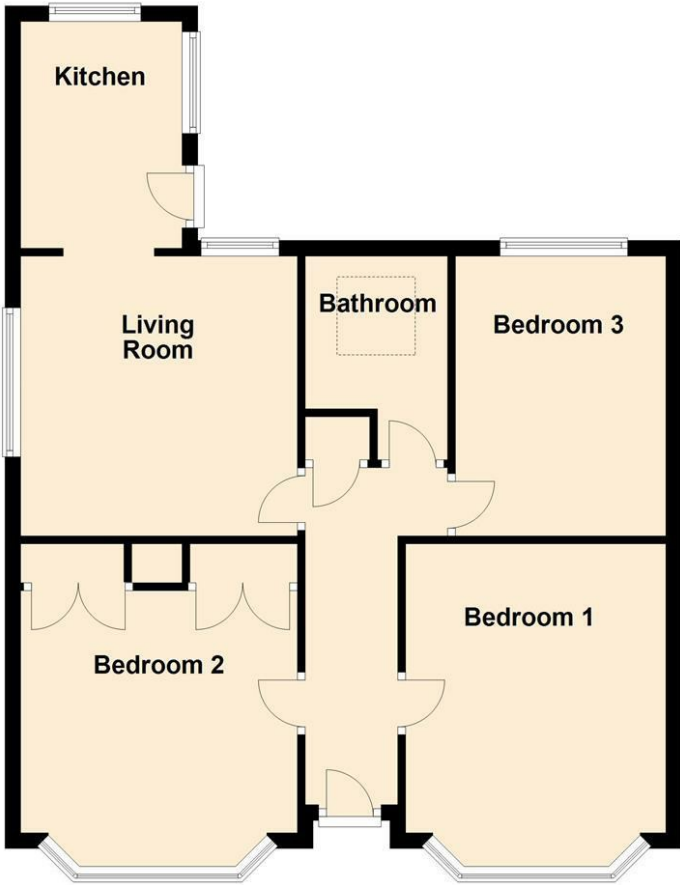
### TENURE

This property is Freehold.  
Council tax band C

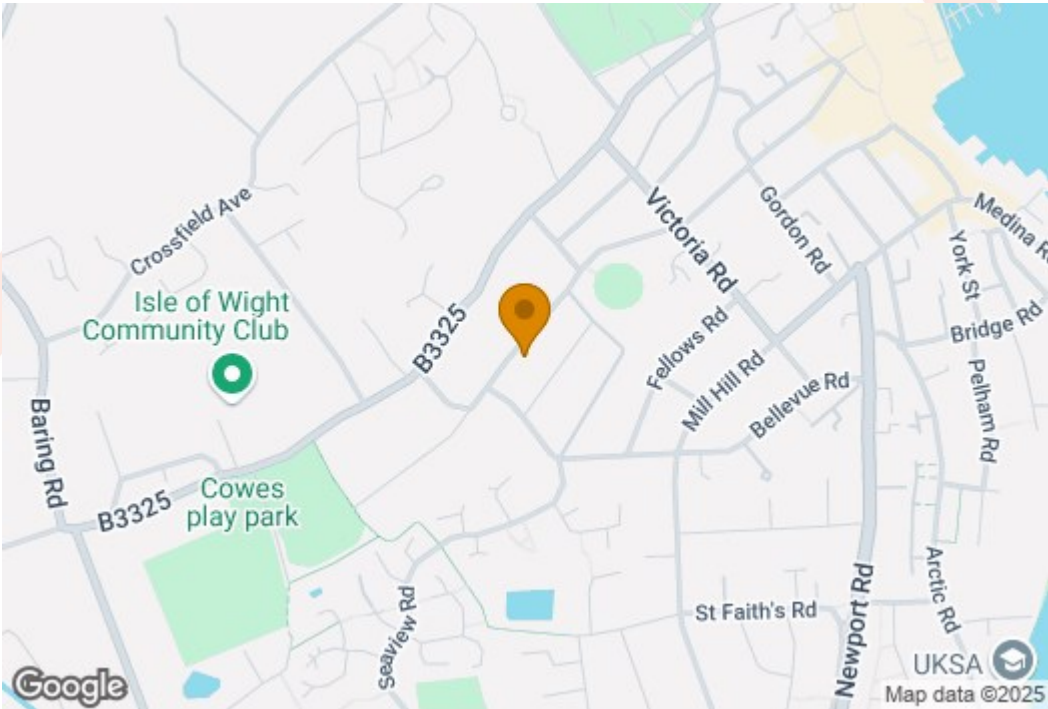




Ground Floor



Total area: approx. 67.7 sq. metres (728.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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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