



MARVINS
ESTATE AGENTS



26 MAGDALEN CRESCENT, COWES, PO31 8EP

PRICE £370,000

Located in a popular residential area within easy distance of Cowes, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed by an inviting open plan lounge and dining area, which creates a spacious and airy atmosphere, perfect for both relaxation and entertaining. The well-maintained gardens surrounding the bungalow provide a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. In addition to its appealing living spaces, the property boasts a garage, offering ample storage and parking options. The location is highly sought after, making it a wonderful opportunity for anyone looking to settle in a friendly community.

COWES OFFICE

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Front entrance door to Entrance Hall with radiator.

BEDROOM THREE

6'8" x 10'4" (2.03m x 3.15m)

Front aspect. Radiator.

BEDROOM ONE

9'10" x 11'4" (3.00m x 3.45m)

Rear aspect over garden. Radiator. Wardrobe.

BEDROOM TWO

9'4" x 10'3" (2.84m x 3.12m)

Front aspect. Built in wardrobe.

LOUNGE/DINING AREA

17'11" max x 11'3" max (11'4" min) (5.46m max x 3.43m max (3.45m min))

Large L shaped open plan living space with sliding patio door to the outside patio. The Dining Area enjoys an aspect over the rear garden. Fireplace with an inset coal effect gas (unusual) fire. Two radiators.

BATHROOM

Currently arranged as wet room and includes and shower, pedestal Hand basin and WC.

KITCHEN

8'4" x 12'7" (2.54m x 3.84m)

Rear aspect over the garden. Door to outside. Comprehensive range of wall and base units. Oven and separate gas hob. Plumbing for washing machine and plumbing for dishwasher.

OUTSIDE

The Bungalow enjoys a garden to both the front and rear. The rear gardens are well maintained and enjoys a patio terrace from which to enjoy your garden. There is a garage to the front of the property (8'4" x 15'11") which offers versatile use.

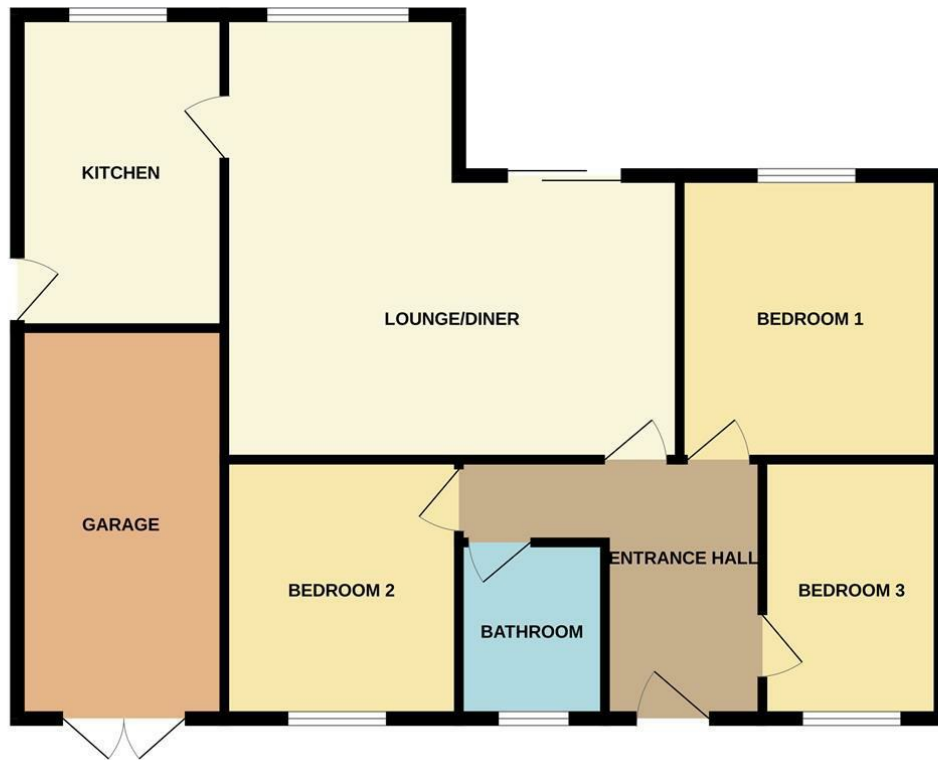
TENURE

This property is Freehold. Council tax band D.





GROUND 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		87
(81-91) B		
(69-80) C		61
(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 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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