



**MARVINS**  
ESTATE AGENTS



**53 CROSSFIELD AVENUE, COWES, PO31 8EL**

**ASKING PRICE £385,000**

A two bedroom detached bungalow located in popular Crossfield Avenue. Close to local facilities including Cowes Town with its high speed passenger connection to Southampton, shops, bus routes and schools. Originally three Bedrooms, this beautifully presented home offers two double Bedrooms, a very modern Kitchen, Shower Room and Conservatory to the rear with access to the level enclosed gardens. Garage to the side with off road parking for two cars. Gas fire heating and double glazing. Early viewing to fully appreciate this is definitely a must by appointment with the vendors agents.

**COWES OFFICE**

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Double glazed entrance door to:

#### ENTRANCE PORCH

Double glazed entrance porch with front door to:

#### ENTRANCE HALL

Built in electric meter cupboard. Radiator. Loft access with retractable ladder, boarded for storage plus lighting.

#### LOUNGE

17'6" x 10'11" (5.33m x 3.33m)

Large double glazed bow window. Radiator. Multi fuel stove.

#### KITCHEN/DINER

21'2" x 8'11" (6.45m x 2.72m)

Radiator. Double glazed French doors to conservatory. Fitted display shelving and storage cupboards to dining area. Range of modern fitted floor and wall cupboards with solid wood worktops over and under unit lighting. Inset circular single sink unit with drainer, mixer tap over. Lamona electric ceramic hob. Extractor canopy over cooking area. Built in microwave and electric oven. Integrated fridge and freezer. Integrated slimline dishwasher. Feature kick board lighting.

#### CONSERVATORY

9'4" x 13'9" (2.84m x 4.19m)

Double glazed windows and roof panels. Large double glazed sliding patio door to garden. Also a double glazed side door.

#### BEDROOM ONE

8'11" x 11'11" (2.72m x 3.63m)

Radiator. Double glazed window.

#### BEDROOM TWO

12'5" x 7'9" (3.78m x 2.36m)

Radiator. Double glazed window.

#### SHOWER ROOM

Large shower cubicle and sliding glazed door. Pedestal wash basin and low level WC. Tiled floor and walls. Inset ceiling lights. Double glazed window. Radiator.

#### OUTSIDE

Timber shed with power and light. Garage currently divided in to two providing a workshop and a utility area with plumbing for washing machine and space for tumble dryer. Twin garage doors. Power and light. Large paved patio area. Aluminium greenhouse, Summer chalet. Garden laid mainly to lawn. Further storage shed with light.

#### 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) <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 energy efficient - higher running costs		
	64	82
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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