

8 Magdalen Crescent, Cowes, PO31 8EP

£400,000

EPC Rating: D Council Tax Band: D

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

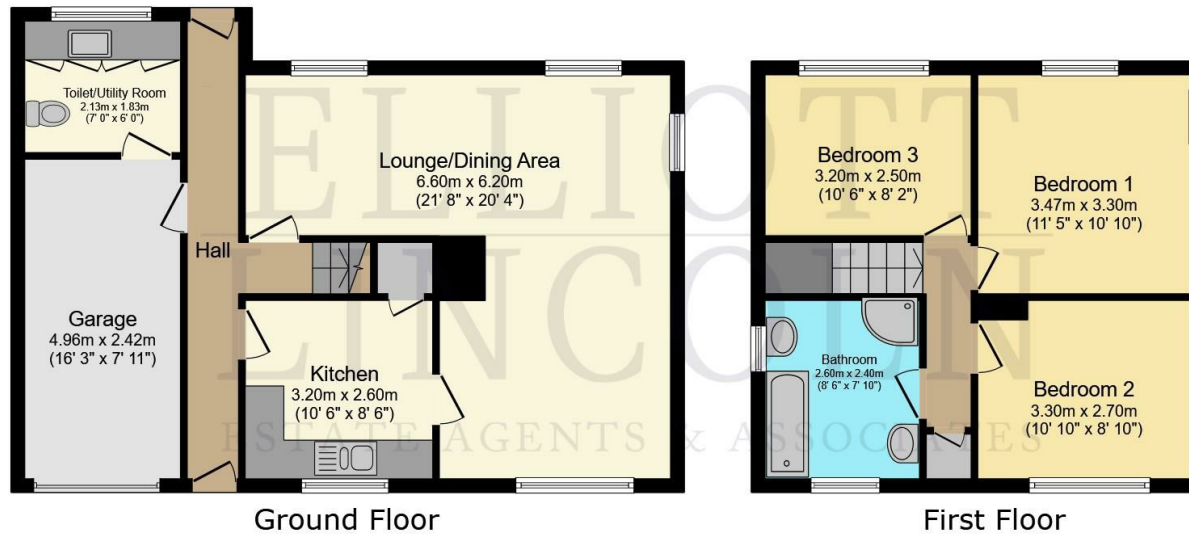
Reassuringly familiar, refreshingly new



Beautifully renovated and ready to move straight into, 8 Magdalen Crescent is a superb three-bedroom link-detached home set within one of Cowes' popular residential roads. Over the last couple of years, the property has been extensively improved throughout, including updated plumbing and electrics, a stylish new kitchen, modern bathroom, fresh finishes and a clever rear extension creating a spacious cloakroom/utility-style area. With off-road parking, a private driveway, integral garage and an attractive enclosed rear garden, this is a wonderfully practical home with a smart, modern feel.

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Total floor area: 107.0 sq.m. (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	