



MARVINS
ESTATE AGENTS



79 MOORGREEN ROAD, COWES, PO31 7LH **£249,950**

Situated within easy walking distance of vibrant Cowes and excellent mainland transport links, this charming two-bedroom semi-detached house offers deceptively spacious accommodation with a genuinely lovely feel throughout. Once inside, the property immediately feels warm and welcoming, combining character and comfort with well-presented interiors that are ready to move straight into, while still offering scope for a new owner to add their own personal touch over time. A modern fitted kitchen and stylish bathroom complement the home's practical layout, while useful storage is provided throughout. Two comfortable double bedrooms provide well-balanced accommodation, ideal for a range of buyers.

A particular feature of the property is the super well-tended westerly-facing rear garden — a wonderful outdoor space, perfect for enjoying the afternoon and evening sun, entertaining, or simply relaxing in peaceful surroundings. Hurry to view!

COWES OFFICE

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79 MOORGREEN ROAD, COWES, ISLE OF WIGHT PO31 7LH

Entrance Hall to:

HALLWAY

9'1" x 3' (2.77m x 0.91m)

Doors to Lounge, Dining Room and stairs. Side aspect.

Exposed floorboards run throughout the ground floor.

LOUNGE

12'4" x 9'10" (3.76m x 3.00m)

Light and bright Lounge to the front of the property, bay window and feature gas fireplace.

DINING ROOM

13'8" x 12' (4.17m x 3.66m)

Large Dining Room. Under stairs cupboard.

LOBBY

6'2" x 3'6" (1.88m x 1.07m)

Side access to garden, doors to Kitchen and Bathroom.

KITCHEN

15' x 6'6" (4.57m x 1.98m)

Modern fitted Kitchen with breakfast bar, integrated oven and four hob burner with extractor, sink and drainer underneath window with views over the garden.

BATHROOM

Bath with overhead electric shower, wash basin with storage vanity unit, WC and storage cupboard home to boiler. Heated towel rail.

BEDROOM ONE

13'8" x 12' (4.17m x 3.66m)

Large double bedroom, dual aspect with useful alcove, feature fireplace. Exposed floorboards.

BEDROOM TWO

12'4" x 9'10" (3.76m x 3.00m)

Double bedroom to the front, feature fireplace and storage cupboard. Exposed floorboards.

OUTSIDE

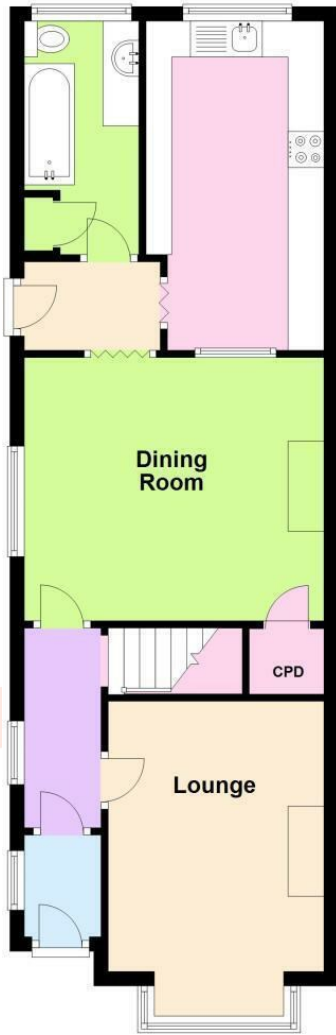
Side access to a super westerly facing well-tended garden perfect for enjoying the afternoon sunshine.

TENURE

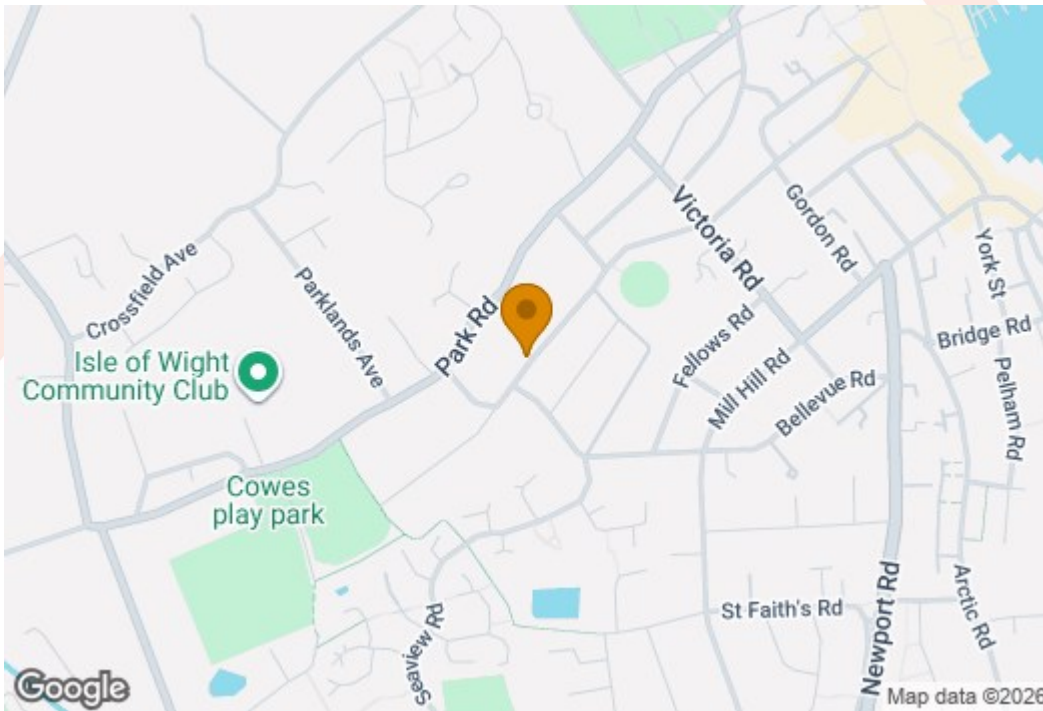
This property is Freehold. Council tax band B.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 83 |
| 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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