



MARVINS
ESTATE AGENTS



9 OSBORNE CHASE, COWES, PO31 7FA

PRICE £245,000

This semi detached home boasts a well-designed layout that maximises space and natural light, creating a warm and welcoming atmosphere.

The accommodation comprises kitchen, living/dining room and cloakroom on the ground floor. On the first floor are two double bedrooms and bathroom. Outside there is an enclosed rear garden and two parking spaces to the front.

The house is situated in a peaceful neighbourhood, whilst still being conveniently close to local amenities and Cowes town centre.

Being offered chain free the property would be an ideal choice for first time buyers or investors.

COWES OFFICE

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Front door into:

HALLWAY

Radiator. Stairs to upper floor off. Doors to:

CLOAKROOM

Double glazed window to front. Suite comprising low level WC and wash hand basin. Radiator.

KITCHEN

6'10" x 8'5" (2.08m x 2.57m)

Double glazed window to the front. Fitted with a range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink with mixer tap over. Integral electric oven, gas hob and extractor over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler.

LOUNGE/DINING ROOM

13'7" max x 16'3" (4.14m max x 4.95m)

Double glazed French windows leading out to the rear garden. Double glazed window to the rear. Radiator. Understairs storage cupboard.

First floor.

BEDROOM ONE

13'8" max x 11'2" (4.17m max x 3.40m)

Two double glazed windows to the front. Two radiators. Built in double wardrobe.

BEDROOM TWO

13'8" max x 9'7" (4.17m max x 2.92m)

Two double glazed windows to the rear. Two radiators. Built in double wardrobe.

BATHROOM

Frost double glazed window to the side. White suite comprising panelled bath with chrome mixer taps and Mira electric shower over. Low level WC. Vanity wash basin with chrome taps. Radiator. Partly tiled walls.

OUTSIDE

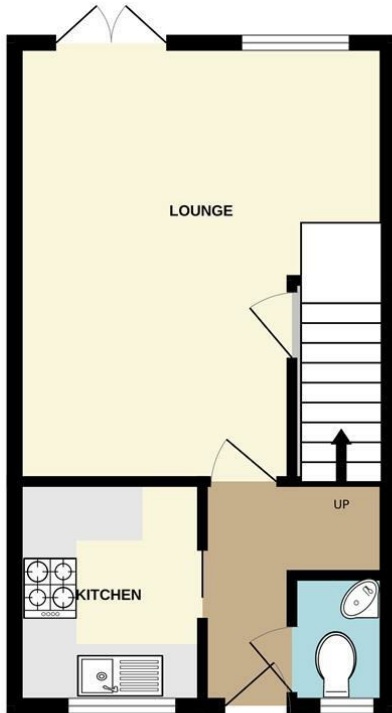
Front garden laid mainly to lawn with path leading to the front door. Two parking spaces. Gated side access leading to the rear garden. Enclosed rear garden laid mainly to lawn.

TENURE

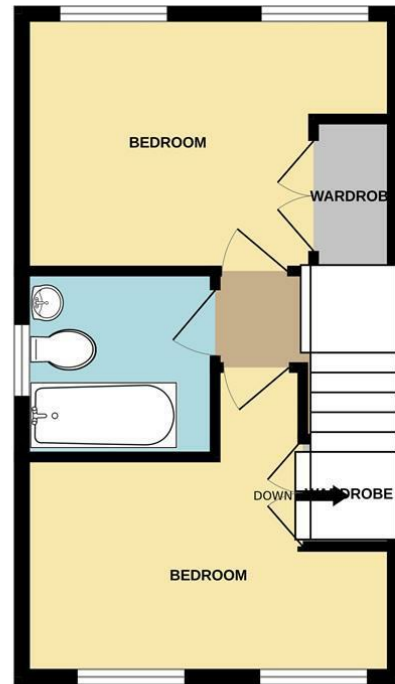
This property is Freehold. Council tax band B.



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

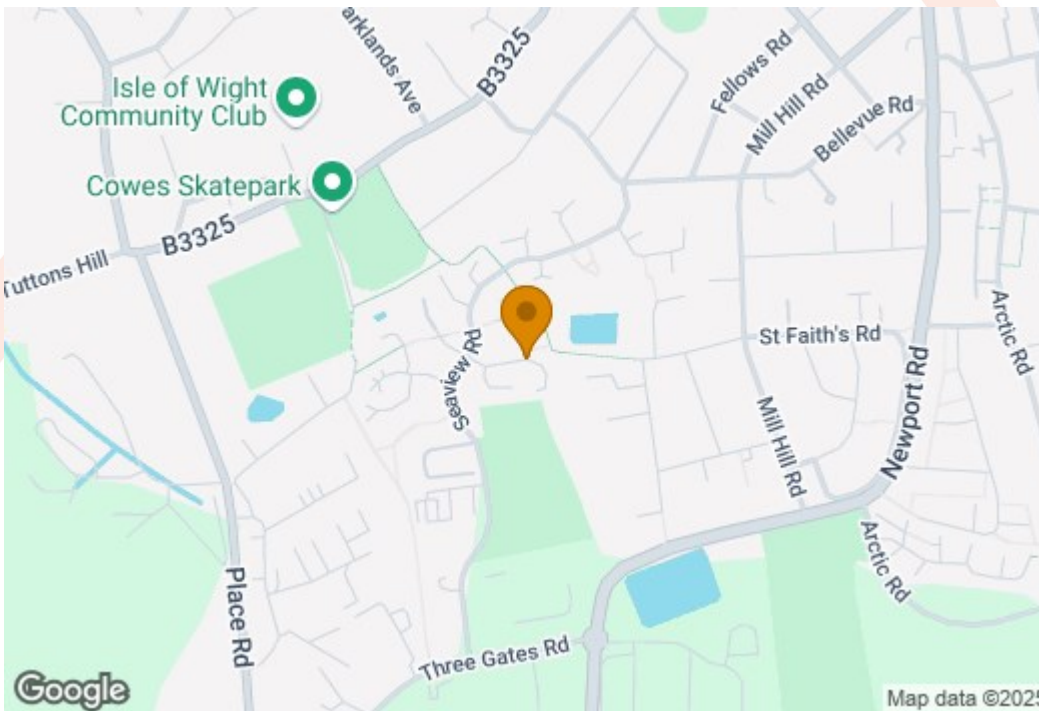


1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

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		91
(81-91) B		
(69-80) C	75	
(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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