



MARVINS
ESTATE AGENTS



14 FRASER CLOSE, COWES, PO31 7QB

£295,000

Occupying a large corner plot is this super 3 Bedroom End of Terrace House situated in a popular residential location. This home is beautifully presented by the current owner and promotes modern living with its open plan Kitchen and Dining Room as well as offering an outside space to die for - ideal for family living. The decor is contemporary, warm and subtle and the Kitchen, stylish and comprehensive. Key for a family home is parking and there is no shortage. A Garage to the rear along with two car parking spaces. This property is a must-see and we look forward to showing you over at your earliest convenience.

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14 FRASER CLOSE, COWES, ISLE OF WIGHT PO31 7QB

ENTRANCE HALL

With stairs off to the First Floor.

LOUNGE

16'4" x 12' (4.98m x 3.66m)

Front aspect. Wood effect flooring. Understairs cupboard. Air source heating and air-conditioning. WiFi controlled.

KITCHEN/DINING AREA

18'6" x 14'11" (5.64m x 4.55m)

The heart social centre of the home. Arranged in a open plan layout the Kitchen blends in the Dining area and promotes plenty of natural light. There are 'French' style double doors leading to the outside terrace. The Kitchen is an arrangement of attractive dark fronted wooden wall and base units with integrated oven, hob and extractor hood. A breakfast bar serves as a break between to the two rooms, for extra dining options. Plumbing for a washing machine and dishwasher. Air source heating and air-conditioning. WiFi controlled. Vinyl tiled flooring.

LANDING

Airing cupboard housing the immersion tank. Access to the loft space via a fitted ladder. The loft is boarded and is supplied with power and light.

BEDROOM ONE

13'10" x 8'11" (4.22m x 2.72m)

Front aspect with views over the Medina and East Cowes. Recently fitted electric oil heater.

BEDROOM TWO

11'5" x 8' (3.48m x 2.44m)

Rear aspect. Recently fitted electric oil heater.

BEDROOM THREE

7'2" x 5'9" (2.18m x 1.75m)

Front aspect with views towards the Medina and East Cowes. Built in cupboard. Recently fitted electric oil heater. This room could work well as a home office too.

BATHROOM

Contemporary white suite including Bath with shower unit over. Vanity unit with inset sink. WC. Heated towel rail.

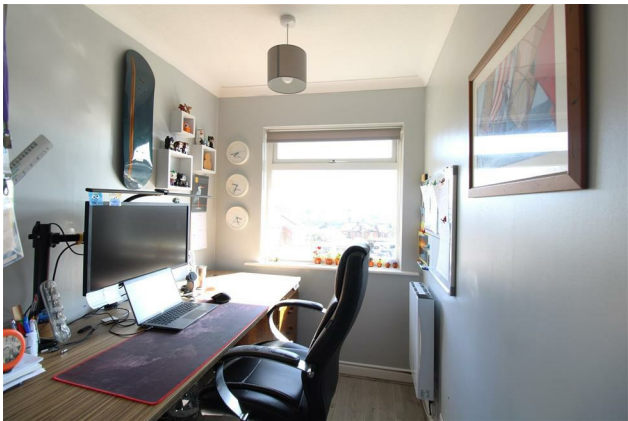
OUTSIDE

The property enjoys the benefit of a large corner plot with the garden wrapping round the property. The majority of the garden is laid to lawn and enclosed by hedgerow. Another feature of the outside space is the terraced area - perfect if you enjoy outdoors socialising. Take a look at the photos. Rear access is provided and that is where there is parking for two cars. In addition, there is the single Garage placed at the rear of the property which offers a variety of uses. A garden shed is also included within the sale.

TENURE

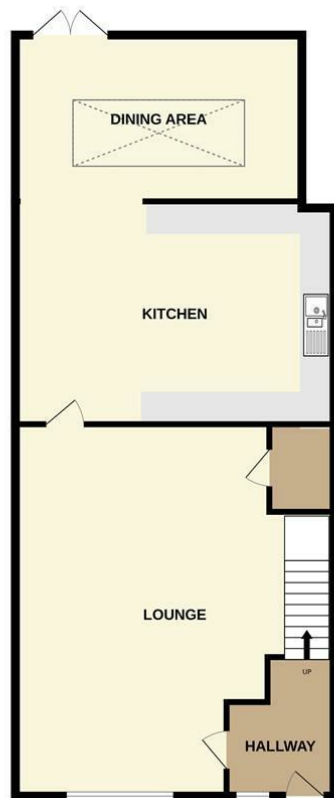
This property is Freehold. Council tax band B.







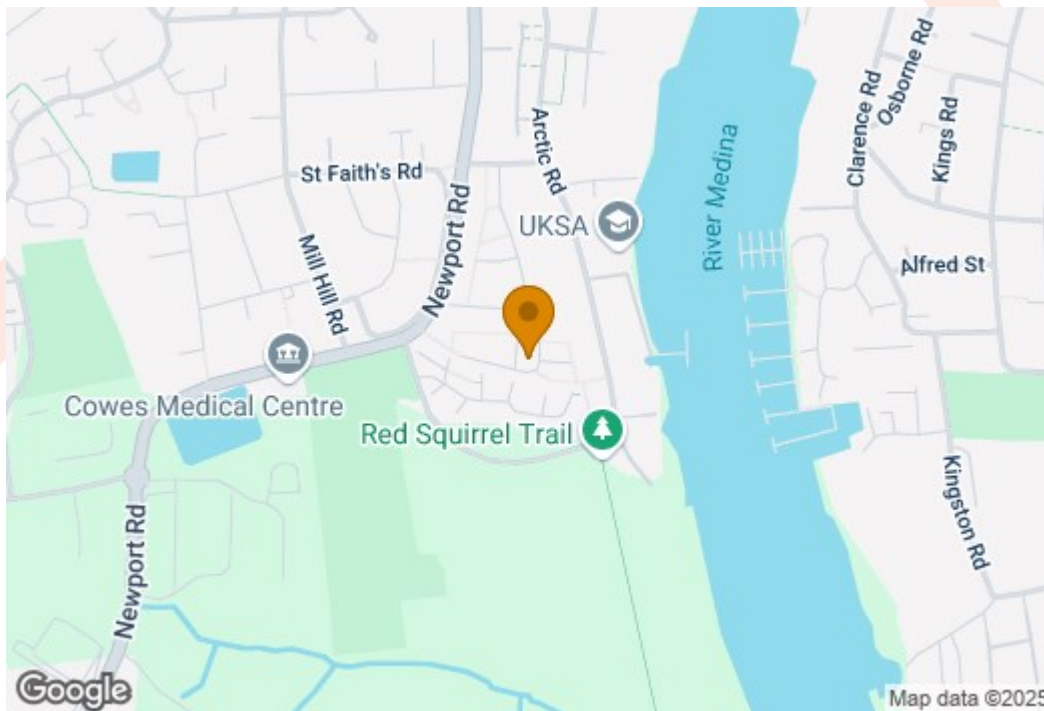
GROUND FLOOR



1ST 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	78
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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