



**MARVINS**  
ESTATE AGENTS



## 20 ASH GROVE, COWES, PO31 7HS

**£240,000**

Located in a small close this mid terrace three bedroom home is truly worth a viewing to appreciate the spacious accommodation offered. The ground floor includes a welcoming Hallway, Kitchen/Diner with modern fitted floor and wall cupboards. Lounge with access to the rear gardens. Upstairs there is a smart Bathroom serving the three Bedrooms. Gas heating is installed and so is double glazing. Recently new carpets have been installed as well as redecoration. Offered chain free, call now for an early viewing.

### COWES OFFICE

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## 20 ASH GROVE, COWES, ISLE OF WIGHT PO31 7HS

Covered Entrance Porch with double glazed front door to:

### SPACIOUS ENTRANCE HALL

Radiator. Stairs to upper floor off. Door to:

### KITCHEN/DINER

16'4" x 9'4" (4.98m x 2.84m)

Range of modern fitted floor and wall cupboards with work tops over. Inset stainless steel sink unit with mixer tap. Plumbing for washing machine. Ceramic electric hob. Built in electric cooker below. Double glazed window to front. Radiator. Built in storage cupboard.

Archway to:

### LOUNGE

15'8" x 9'9" (4.78m x 2.97m)

Radiator. Large double glazed window and double glazed door to garden.

### FIRST FLOOR

Landing with loft access. Built in airing cupboard housing Vaillant gas boiler.

### BEDROOM ONE

12'6" exceeding recess x 8'9" (3.81m exceeding recess x 2.67m)

Double glazed window. Radiator. Built in cupboard.

### BEDROOM TWO

10'5" x 6'6" (3.18m x 1.98m)

Double glazed window. Radiator. Built in cupboard.

### BEDROOM THREE

6'7" x 9'1" (2.01m x 2.77m)

Double glazed window. Radiator. Built in cupboard.

### BATHROOM

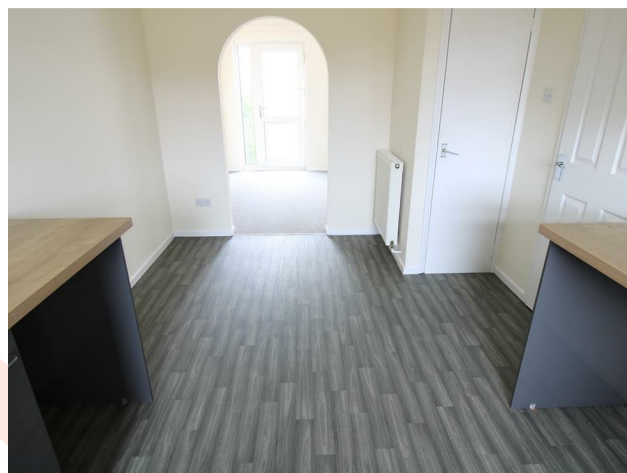
Panelled bath with mixer tap and shower attachment over. Low level WC and pedestal wash basin. Radiator. Double glazed window.

### OUTSIDE

Front garden laid to lawn. Rear garden laid to lawn with paved patio. A communal parking area is located at the entrance to this close.

### TENURE

This property is Freehold. Council tax band B.

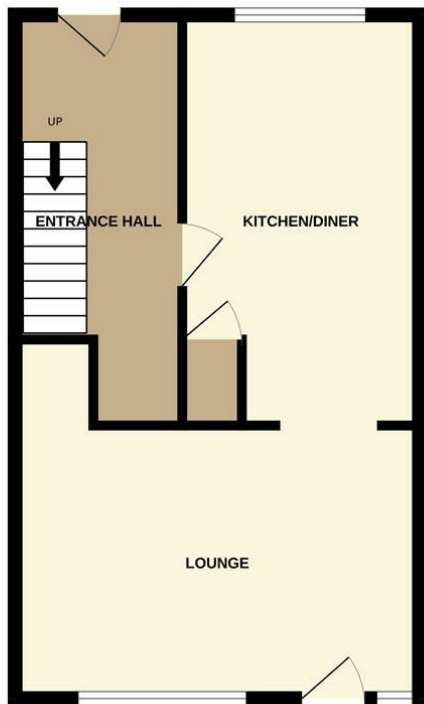




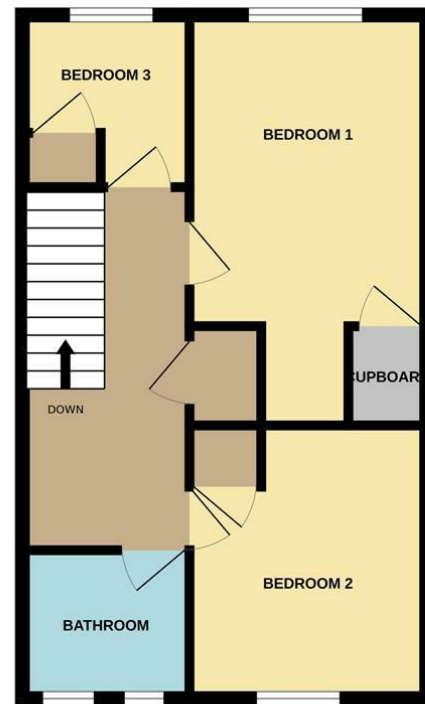




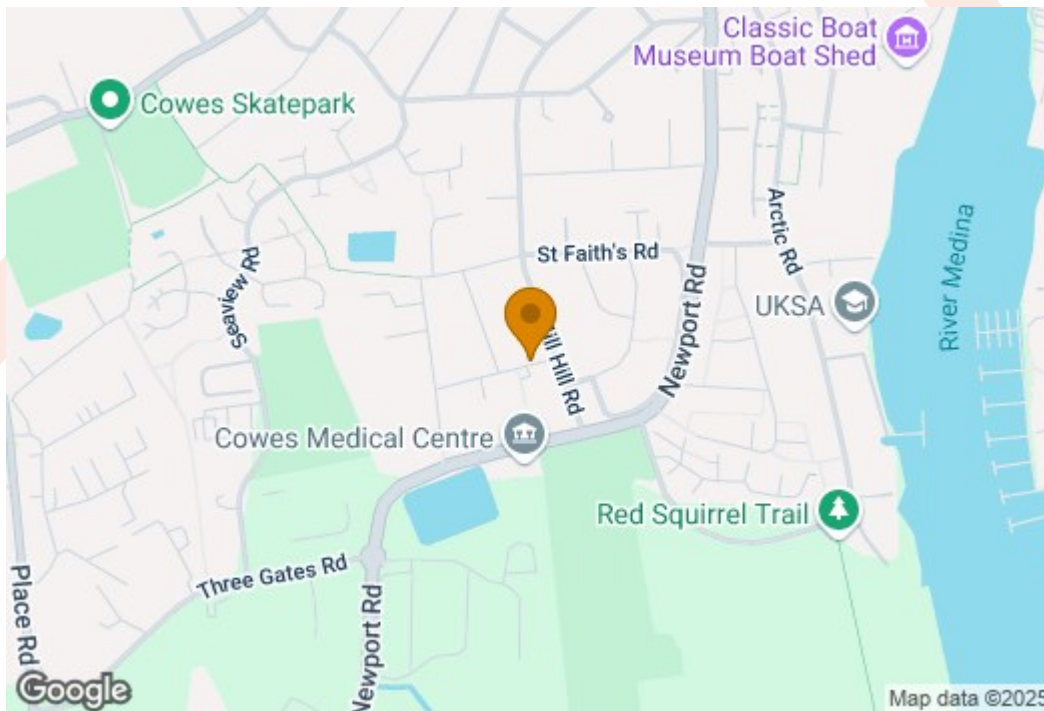
GROUND FLOOR



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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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		
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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