



MARVINS
ESTATE AGENTS



7A THE CHANDLERS, COWES, PO31 7FG **£240,000**

Nestled in a peaceful cul-de-sac, this modern end-terrace home offers comfort, convenience, and excellent value — ideal for first-time buyers or investors alike.

The property features a welcoming Lounge/Diner with French Doors opening onto a level patio and rear garden, perfect for relaxing or entertaining. There is modern Kitchen and also a handy Cloakroom on the ground floor for added practicality.

Upstairs, you will find two well-proportioned Bedrooms and a Bathroom. Additional benefits include gas central heating, double glazing and off-road parking to the front.

Being chain-free, this home is ready for immediate occupancy — a fantastic opportunity in a sought-after, quiet location.

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Double glazed Entrance Door to:

ENTRANCE HALL

Radiator. Stairway to upper floor off.

CLOAKROOM

Low level WC, wash basin and radiator. Double glazed window.

KITCHEN

10'7" x 6' (3.23m x 1.83m)

Range of floor and wall cupboards with bevel edged work tops and tiled splash backs. Inset stainless steel sink unit with mixer tap over. Electric hob, built in oven below and extractor filter canopy. Plumbing for washing machine. Vaillant gas boiler.

LOUNGE/DINER

12'5" x 15'8" (3.78m x 4.78m)

Radiator. Under stairs storage cupboard. Double glazed French Doors to patio and garden.

FIRST FLOOR

Landing with radiator and loft access.

BEDROOM ONE

12'4" x 10'2" (3.76m x 3.10m)

Two double glazed windows. Radiator.

BEDROOM TWO

12'3" x 8'4" (3.73m x 2.54m)

Two double glazed windows. Radiator.

BATHROOM

Panelled bath with Mira shower over. Low level WC. Pedestal wash basin. Radiator.

OUTSIDE

Off road car hardstanding to front. Enclosed rear garden laid to lawn. Paved patio area.

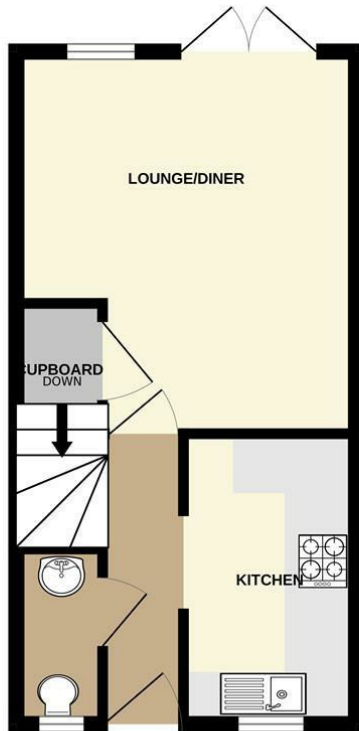
TENURE

This property is Freehold. Council tax band B.

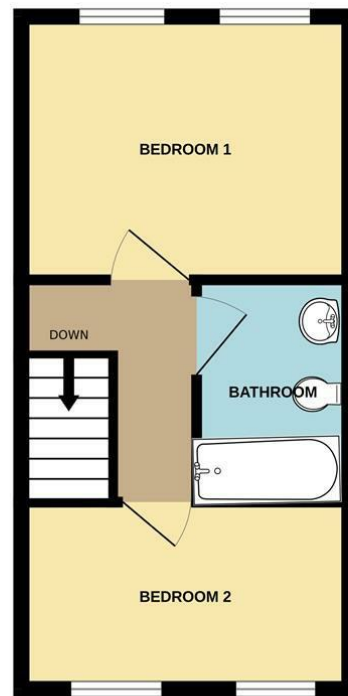




GROUND FLOOR



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		86
(81-91) B		
(69-80) C		
(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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