



37 Fraser Close, Cowes, Isle of Wight, PO31 7QB



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

A three bedroomed, mid terraced home located in a popular residential area of Cowes.

Along with a good sized sitting room and kitchen/diner, this home has a low maintenance rear garden and a garage with parking. This is a fantastic opportunity and has the bonus of being CHAIN FREE.

## A three bedroomed terraced home

This mid terrace property has fantastic potential, offering an excellent opportunity for those seeking a house they can make their own mark on in a popular residential area of Cowes.

This home combines practicality with the chance to create a space tailored to your needs with the bonus of being chain free. It would make an ideal first time buy or buy to let investment property .

## Interior

UPVC double glazed front door leads to hallway with stairs to first floor and door to good sized living room with large double glazed window to front, there is also useful under stair storage. The kitchen/dining room is fitted with a good range of base and wall cupboards with worksurfacing over and has space and plumbing for washing machine, dishwasher and fridge freezer. Electric oven with hob and stainless steel extractor over. Double glazed door leads to the rear garden and garage.

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**Guide Price**



### First floor

On the first floor are 2 double bedrooms, one has built in wardrobes and views to the rear to the sea and East Cowes, the second double has views to the front, the third single bedroom is also to the front. The bathroom has suite comprising panelled bath with electric shower over, WC and wash hand basin. There is a cupboard housing hot water tank.

### Exterior

The front garden is laid to lawn with several steps leading to the front door. The rear garden is paved for ease of maintenance and there is access to the garage, with parking space in front, via gate.

### Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront. Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

### Further Information

Tenure: Freehold

EPC: E

Council tax band: B

Heating: The house is warmed via electric panel heaters.



Double glazed throughout  
Mains electricity, water and sewerage  
Broadband max predicted: Download 1800 mbps  
Upload 900 mbps  
Loft has ladder and light

#### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

#### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

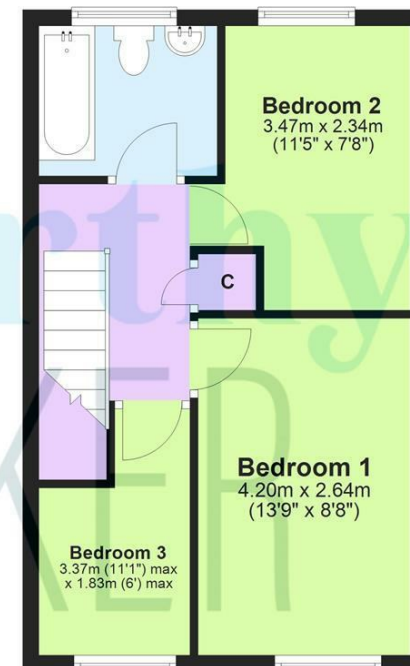
#### Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



#### First Floor

Approx. 35.8 sq. metres (385.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group [www.silverarchgroup.co.uk](http://www.silverarchgroup.co.uk)  
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