



**MARVINS**  
ESTATE AGENTS



## 11 OSBORNE CHASE, COWES, PO31 7FA

**£239,950**

This semi-detached house offers a delightful blend of comfort and convenience. With two double bedrooms, this property is perfect for small families, couples, or individuals.

The ground floor comprises a kitchen and a bright living/dining area. The ground floor also features a convenient cloakroom, adding to the practicality of the home.

As you ascend to the first floor, you will find two double bedrooms and a bathroom.

Outside, the property boasts a rear garden. Additionally, there is parking available for two vehicles at the front, making it easy for residents and guests alike.

Situated in a peaceful neighbourhood, this home is still conveniently close to local amenities and the vibrant town centre of Cowes.

### COWES OFFICE

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Entrance Door to:

### ENTRANCE HALL

Radiator. Stairs to upper floor off.

### CLOAKROOM

Low level WC, wash basin and double glazed window. Radiator.

### KITCHEN

8'4" x 6'11" (2.54m x 2.11m)

Range of floor and wall cupboards with bevel edged work tops. Stainless steel sink unit with mixer tap over. Fitted gas hob with extractor filter over. Built in electric oven. Plumbing for washing machine. Double glazed window. Vaillant gas boiler.

### LOUNGE/DINER

13'7" x 16'1" (4.14m x 4.90m)

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

### LANDING

With loft access.

### BEDROOM

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

Built in wardrobe cupboard. Two radiators. Double glazed window.

### BEDROOM

11'2" max in to door recess x 13'8" max (3.40m max in to door recess x 4.17m max)

Built in wardrobe cupboard. Double glazed window. Two radiators.

### BATHROOM

Panelled bath with shower over. Low level WC. Pedestal wash basin. Double glazed window. Radiator.

### OUTSIDE

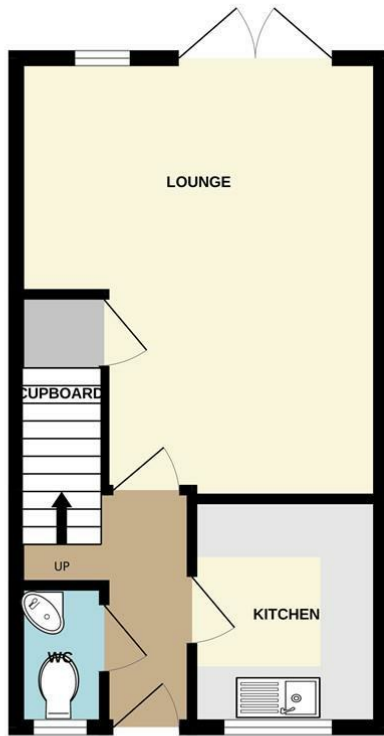
Car parking for two vehicles to the front. Enclosed rear garden to patio, decking and gravel area and small lawn. Timber shed.

### TENURE

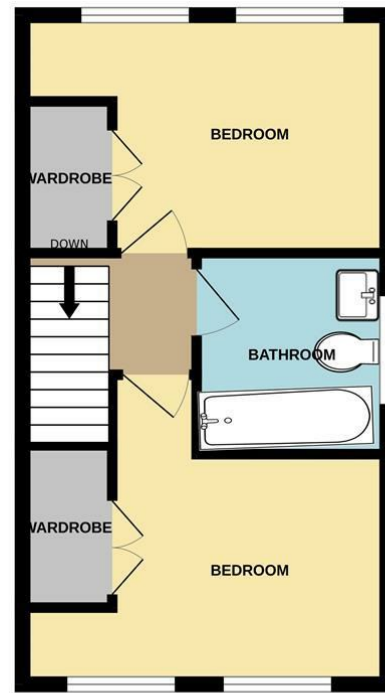
This property is Freehold. Council tax band B.



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 purchasers. 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>                          |         | 91        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      |           |
| (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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