

McCarthy  
& BOOKER



8 The Avenue, Gurnard, Cowes, Isle of Wight, PO31 8JL

**Guide Price £295,500**





An end of terrace cottage in beautiful Gurnard. With two bedrooms and two reception rooms, this cosy traditional home has many original features.

#### End of terrace two bed cottage

Located in beautiful Gurnard, this delightful cottage has a separate sitting room and dining area that opens into the kitchen.

A pretty garden has decked space to sit out and enjoy the well maintained outside space.

#### Gurnard

Gurnard is a pretty coastal village which has iconic beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a superb local primary school and High School. There is also a Health and Fitness Club 'Fitness at Gurnard' that offers an indoor pool, cafe, shop, gym and with a fabulous array of countryside and coastal paths which are all within easy walking distance.

#### Approaching The Property

Within a quiet residential area, this pretty cottage with its whitewashed brick facade has pale blue fascias, blue brickwork above the windows and a matching entrance door, with porthole window, set within the porch. An easy to maintain front garden has a low brick wall and mature shrubs with a matching blue picket gate.





### Ground Floor

There are many beautiful features within this cosy cottage including original stripped floor boards, large windows and a characterful staircase that has oars instead of spindles. The porch has a traditional tiled pattern flooring and an interior door that leads to the cosy sitting room. This delightful room has a flag stone hearth with a log burner recessed into the chimney breast, and a modern wooden 'floating' mantelpiece that blends beautifully with the wooden flooring. Passing through the house, the staircase is open into the dining area and rises up, with its unique railings, to the upper floor. Double patio doors allows light to flood in and view the garden beyond. Leading on from this reception area is a galley kitchen with a pale green worksurface above white gloss base units that include an integral oven, gas hob and overhead extractor fan. Further on is a useful utility /cloakroom with space and plumbing for a washing machine.

### First Floor

There are two bright double bedrooms either side of the house and the rear aspect has views out towards the water. On this level, is also a bright family bathroom with a modern white suite containing a bath and overhead shower.

### Rear Garden

A very well maintained west facing rear garden that has a decked patio area immediately outside the double doors into the house. This gives a lovely sheltered area to sit and relax and listen to the birdsong. There is a shingle area that continues further away from the building, that trails around to the side and onto the front of the property. This is an access point for the adjoining properties as well. Continuing through an arch in the trellis, that has roses and shrubs wound throughout, there is a lawned area with raised 'sleeper' flower beds to one side which are filled with more plants and flowers. A garden store can be found at the furthest point in the garden.

### Further Information

Tenure: Freehold  
EPC: D



Council tax band: B

Gas central heating

Double glazed windows

Holiday let projections from Wight Escapes available on request

### 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.

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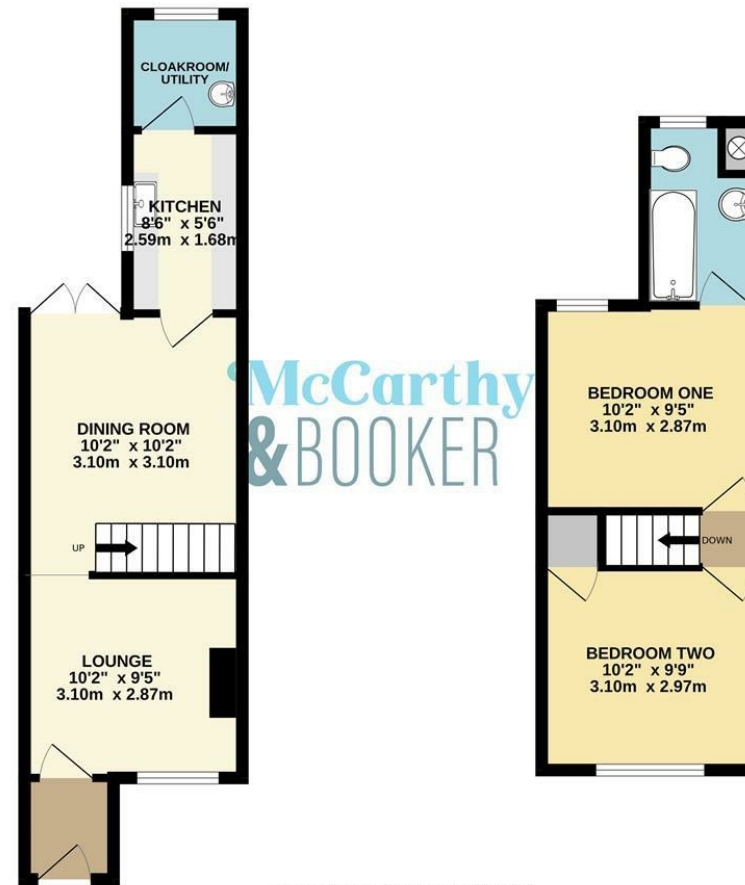
The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ



mccarthyandbooker.co.uk

GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.  
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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