



McCarthy
& BOOKER

10 York Street, Cowes, Isle of Wight, PO31 7BS

Guide Price £295,000



Located within an easy walk to the floating bridge or the Red Jet, this terraced period property has an open plan living and kitchen area with a separate reception area, renovated bathroom, 2 bedrooms and a further garden room with shower room that could be used as another bedroom or office area. Chain Free!

Fabulous refurbished terraced cottage

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This newly refurbished home has the benefit of being chain free and ready to move into.

Interior

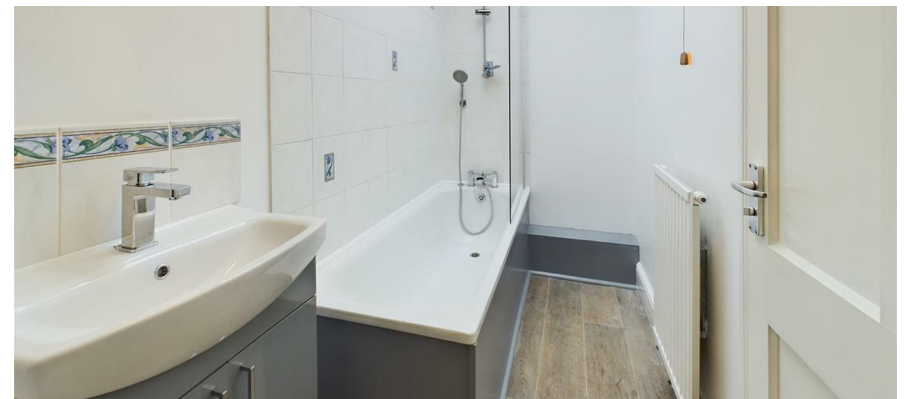
A very recently refurbished and renovated home with new flooring and carpeting throughout. This delightful cottage has a new kitchen, bathroom and a bright open plan living area. With modern touches, this thoughtfully designed property has neutral decor throughout and feels airy and spacious.

A large sitting room flows into the kitchen with an open staircase leading to the upper floor at one side. The clean and simple lines of white base and wall units skim around the edge of the kitchen area with stylish 'metro' tiles above the wood effect worksurface. There is an integrated oven and electric hob with space and plumbing for a washing machine.

A doorway leads to rear reception room which could be a dining room, separate snug or office. Double patio doors look out to the courtyard garden and the separate secure garden room with its flexible use of a double bedroom or office as well as there being an ensuite shower room. On the first floor there is a spacious double bedroom with built in cupboard as well as a large single bedroom. Between these two bright and comfortable rooms is the bathroom with an over bath shower.

In Summary:

A lovely home, ready to move into or an investment property with all the convenience of being close to the amenities of Cowes.



Outside Space

A whitewashed square courtyard garden separates the main house from the garden room that can be used as a bedroom with ensuite shower room.

This sunny paved area is a delightful low maintenance spot to relax or dine outside.

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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further Information

Tenure: Freehold

EPC: D

Council tax band: B

Gas central heating via Vaillant boiler

Room sizes

Living Area: 24' x 11'5

Dining room: 10'7 x 9'4

Bedroom one: 13'1 max x 11'5max

Bedroom two: 10'1 x 7'4

Garden room: 9'3 max x 8'6 max (not including shower room)



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

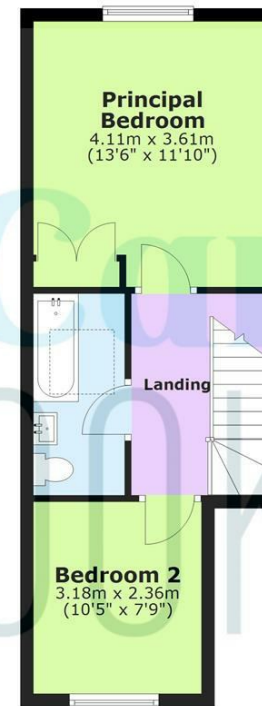
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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. 37.2 sq. metres (400.0 sq. feet)



First Floor
Approx. 34.4 sq. metres (370.4 sq. feet)



Garden Room
Approx. 9.5 sq. metres (102.6 sq. feet)



Total area: approx. 81.1 sq. metres (873.0 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 furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

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