



McCarthy
& BOOKER

46 Gordon Road, Cowes, Isle of Wight, PO31 7SL

Guide Price £385,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A fabulous semi detached three bedroom period property in the heart of Cowes. Beautifully presented with stylish kitchen/dining area, separate sitting room, modern shower room and newly landscaped garden. Ready to move into and chain free.

Immaculate 3 bedroom period property

A superb refurbishment of this semi detached home with a kitchen and dining area, separate sitting room, three bedrooms- one currently used as a dressing room/office with built in wardrobes, family bathroom and a downstairs cloakroom. With its landscaped garden and central position this fabulous property has the benefit of being chain free.

Interior

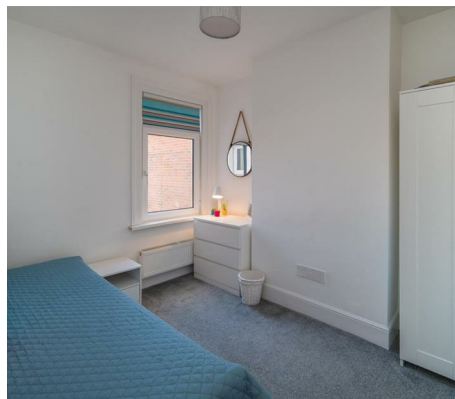
The property is bathed in natural light, creating an inviting and airy ambiance in this immaculate home.

The sitting room features original stripped boards, a log burner and built-in shelving and cupboards, offering a perfect retreat for relaxation with a bay window adding more character.

A downstairs cloakroom is located under the stairs, along with a storage cupboard, providing ample space to keep belongings organized and out of sight.

At the heart of the home, a fabulous open plan kitchen with dining area awaits. with two feature walls of exposed brick. Double doors lead out to the gorgeous landscaped garden, creating a seamless indoor-outdoor flow. Equipped with high-end Neff oven and combi oven, along with ample space and plumbing for essential appliances such as a washing machine, dishwasher, low-level fridge and freezer.

The front bedroom is a spacious double with a full wall of built-in wardrobes, offering plenty of storage space. Half-frosted windows ensure privacy without compromising on natural light. The large fully tiled modern shower room is modern and stylish. The second double bedroom overlooks the rear garden as does the third bedroom which is currently used as an office/dressing room that provides versatility and functionality, with plenty of storage cupboards to keep belongings neatly tucked away. This room could easily be turned back into a single bedroom.



Exterior

Step outside to discover a landscaped rear garden designed for both beauty and low maintenance. A sandstone patio provides an ideal spot for outdoor dining and relaxation, while a path leads between raised flower beds filled with mature palms, adding a touch of tranquility to the outdoor space.

The front of the house has the same beautiful sandstone pathway.

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 Valliant boiler

HIVE heating

Loft partially boarded with power and light

Wightfibre

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.

Ground Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor
Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 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.silverarchcps.co.uk. Plan produced using PlanUp.