



McCarthy  
& BOOKER

152 Park Road, Cowes, Isle of Wight, PO31 7NE

**Guide Price £625,000**



An immaculate four storey Victorian town house with four double bedrooms, three receptions and two bathrooms. This conveniently positioned property, close to town and for schools, has a very long garden and off road parking for two vehicles. Consciously refurbished with additional benefits of a new fire alarm system, underfloor heating and sound proofed bedrooms.

#### EXTREMELY WELL PRESENTED TOWNHOUSE

Located just a short walk into Cowes, this immaculate 4-storey Victorian townhouse offers superb accommodation with every part of the home being fully renovated just a few short years ago. Boasting a large garden and driveway parking for two cars, this property offers fresh modern comforts with some original Victorian features and is CHAIN FREE.

#### 152 Park Road

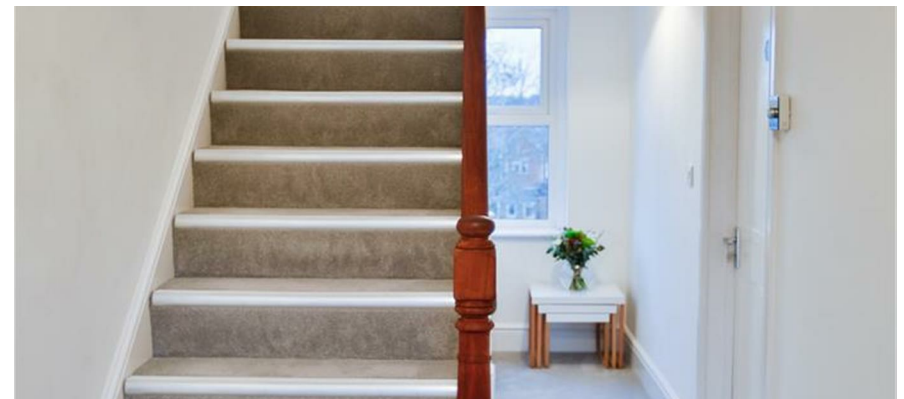
Upon entering this renovated Victorian townhouse, you're greeted by a sense of the home being very well cared for by the present owners. It is bright and airy throughout.

The ground floor offers two generous reception rooms, the fore with a large bay window and a Victorian fireplace and the rear with similar period fireplace and views over the long rear garden.

The lower ground floor features a bright white open-plan kitchen dining room, bathed in natural light with sleek modern fixtures. The kitchen, which has been 'tanked' and has a 25 year guarantee, is fitted with integral appliances that include two under counter fridges, a dishwasher, 4 burner hob and oven. Underfloor heating creates an ambient warmth. French style doors lead out to the long garden, creating a seamless flow between indoor and outdoor living spaces perfect for hosting gatherings and enjoying the outside.

A separate utility/laundry room houses a washing machine and tumble dryer. Here can be found the underfloor heating manifold, a wall mounted 'Worcester' combination boiler and separate hot water cylinder.

Ascending the staircase to the first floor, from entrance level ground floor, you'll discover two generously proportioned double bedrooms with a smart family bathroom with overhead shower and a separate WC.



The second floor also offers two good size double bedrooms with a separate shower room and WC.

The Velux window offers access to the roof should it be required.

On the landing is a laundry cupboard giving useful storage space as well as the loft hatch opening.

#### 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.

#### Exterior

This home enjoys an exceptionally long garden with a large garden store at the furthest point. The French doors from the dining area open on to a terrace. To the fore is a driveway that will accommodate two vehicles and for added modern convenience, there is a 'Pod point' electric vehicle charging point.

#### Further Information

Tenure: Freehold

EPC: C

Council Tax: D

Gas central heating via a Worcester boiler

Under floor heating on the lower ground floor

Utilities are controlled on a Hive system with 2 zones

Double glazed windows and doors throughout

The roof was replaced 7 years ago

All bedrooms are soundproofed

CU in hallway and a Haes fire system installed with magnetic fire door release



## 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.



Total area: approx. 171.8 sq. metres (1849.3 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  
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