

McCarthy
& BOOKER



40 Fraser Close, Cowes, PO31 7QB

Guide Price £235,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

An end of terrace, three bedroom property with open plan kitchen/living room. Garden and garage within purpose built block. Chain free, ready to move into as well as a great opportunity to modernise and upgrade to make it your own.

A three bedroom end of terraced house

Located in a no through road with convenient on road parking close by. This very well presented home has an open plan kitchen, living room/dining area and a sun room with downstairs cloakroom. This chain free property, with a garage, is ready to move into and a fabulous opportunity to upgrade and modernise to your own style.

Interior

This home is very well presented and is perfect to move straight into. It is also a great opportunity to refresh and update to modern tastes.

Ground Floor:

A fully glazed porch gives way to the main entrance door and the hallway with staircase directly ahead.

A good sized sitting room with an electric fire and dining area at the far end, curves around to the kitchen which is open on one side to the living area. A recessed pantry has space for a tall fridge freezer and a useful cupboard.

Plenty of wall and base units are either side of this galley style kitchen. There is space for an electric oven with an extractor fan above.

The glazed rear door opens into a cosy sun room with a useful downstairs cloakroom as well as space and plumbing for a washing machine. There are views of the garden from here and the rear door access to outside.

First Floor:

Three bedrooms are on this floor, two doubles and a single, the single and the rear double have built in cupboards. A good sized family bathroom with bath and overhead shower are also on this level.



Exterior

At the front of the house are two grassed areas either side of the path that runs to the porch and main entrance door.

The rear back garden is easily maintained with a lawned area, garden store, paved patio and gate that gives convenient access from a rear pathway.

This private and secluded garden is peaceful and a perfect spot to relax.

The garage is within a block very close to the house.

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 links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Further Information

Tenure: Freehold

EPC: F

Council tax band: B

Wightfibre

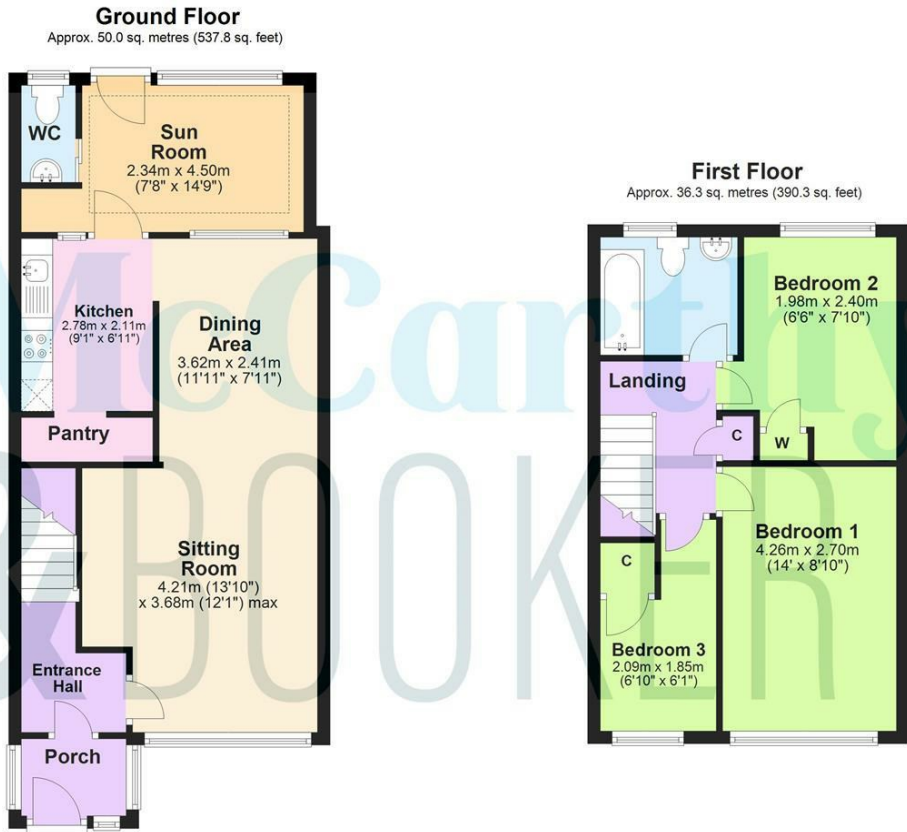


Viewing
 Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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. 86.2 sq. metres (928.1 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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