



McCarthy  
& BOOKER

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





Gorgeous semi detached period cottage with two double bedrooms, two reception rooms, modern kitchen, utility area, hobby room with shower room and some period features. Viewing is highly recommended!

#### A Victorian Cottage with many original features

Gorgeous semi detached period cottage with two double bedrooms, two reception rooms, modern kitchen, utility area, hobby room with shower room and some period features. This home is within easy walking distance to Cowes town centre, creating the perfect commuters retreat, first time purchase or holiday home/investment. Viewing is highly recommended.

#### Approaching the Property

The property is set back from the road with a front garden of sea pebbles and a path leading to the front door. The easily maintained front garden has plenty of room for a garden store.

#### Ground Floor

A second entrance door opens into the hallway with new flooring which continues through to the second reception room. This lovely home radiates a lightness and freshness, with high ceilings throughout and some period features still in situ. The sitting room at the front has an ornamental fireplace and a box bay window. Leading on from the hallway, a second reception, currently used as a dining room, with a window to the covered staircase to the lower floor, conveniently opens to the kitchen. There is a large understairs storage cupboard. The bright kitchen has white units giving a fresh modern feeling inside this period property. The kitchen leads into an open utility area via a short flight of stairs and a door that opens to the garden. There is room for a tall fridge freezer and space and plumbing for a washer/dryer. From the utility area, a room with restricted head height, offers space for storage/hobby room/home office etc with a convenient shower room with toilet and basin.





### First Floor

The stairs lead up to a split level landing, with two double bedrooms, both of a generous size. The principal bedroom, at the fore of the property, having a built in cupboard and original fireplace, the other double also with a traditional fireplace.

The bathroom is a great size with a bath, basin and wc, with large frosted window to the rear.

### Outside

A lovely low maintenance south east facing rear garden that is fenced either side, with lawn area and a garden store. There is a gate that gives access to a side path.

### 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 combi boiler

Broadband Speed 75.1 mbs

Double glazed throughout





## 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

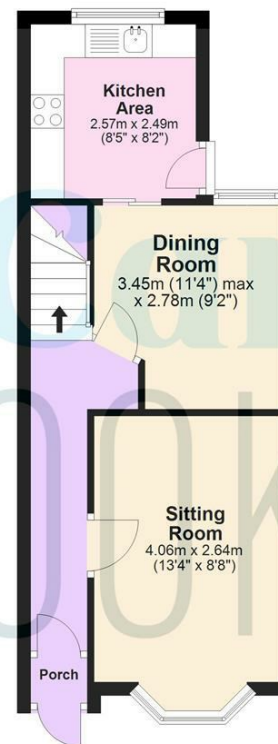
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor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

**Basement**  
Approx. 8.7 sq. metres (93.3 sq. feet)



**Ground Floor**  
Approx. 33.3 sq. metres (358.4 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 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](http://www.silverarchps.co.uk). Plan produced using PlanUp.

**208 Park Road, Cowes, PO31 7NE**