



McCarthy
& BOOKER

72 Newport Road, Cowes, Isle of Wight, PO31 7PN

Guide Price £450,000



ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER

Welcome to this charming Victorian semi-detached house located on Newport Road. This substantial period home has charm and is evident throughout, with elegant features that add character. It boasts four bedrooms and two bathrooms so there is ample space for everyone to enjoy this home with the two reception room offering versatile uses.

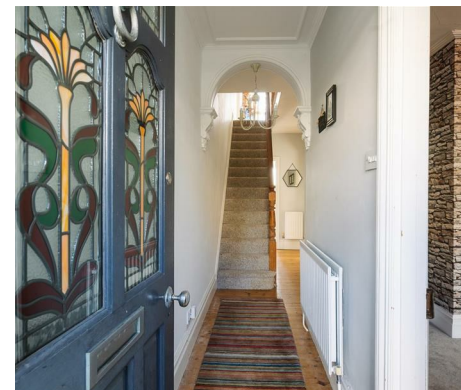
This property comes with parking space for two vehicles, making it convenient for you and your guests and the bonus of being chain free.

A substantial four bedroom period property

Located in a popular road within walking distance of Cowes High Street. An elegant Victorian townhouse with generous size rooms over three levels with a large enclosed rear garden and off road parking for two vehicles. Offering four double bedrooms, two reception rooms, large kitchen/breakfast room, large bathroom and separate shower room along with a self contained basement workshop with power/light/water connections. This characterful home has much to offer including RIVER VIEWS from the rooms at the rear and a bonus of being chain free.

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Interior

Period features abound throughout this spacious home with stripped floorboards in some rooms and new carpet on staircase. The high ceilings, large windows - some bay - ensure this home is light and airy.

Ground Floor:

The entrance hallway, in its neutral decor, offers a welcoming space with stripped original floorboards, high ceilings and an original stucco arch, along with a handy under stairs cupboard providing useful storage and space for coat hooks. Another full height built in cupboard houses the electrical consumer unit. The staircase, with its stripped wooden handrail and spindles, rise to the upper levels.

The sitting room is cosy with high ceilings, original rose for pendant light and a bay window to the front, the separate dining room has patio doors leading out to the large rear garden.

A fabulous kitchen/breakfast room is a generous space with high ceilings and a bay window overlooking the garden. A range of free standing cupboards has space within for a tall fridge freezer, range oven, ceramic sink and washing machine.

First Floor:

The landing is a generous space with high ceilings and a bay window overlooking the garden and window to the side.

All the bedrooms are double with the principal being a very generous size with a bay window, the other doubles look over the garden with glimpses of the River Medina and Cowes Harbour.

The family bathroom is very large with a bath and shower attachment overhead, low level WC and pedestal wash basin. The built in cupboard has storage space as well as housing the Vaillant gas boiler.

A separate shower room is fitted with a corner shower, low level WC and wash basin.

The principal bedroom, with its painted wooden floorboards, is fabulous and wonderfully bright with light flooding in from the bay window.

Second Floor:

On the landing is a side door to good sized under eaves storage space and also access to the loft through a ceiling hatch.

A generous double room with tongue and groove panelling to half height and double glazed sash window to the front.

Basement:

A workshop/cabin that has power and connections to water, with direct access into the garden and is self contained from the rest of the house. This makes it a versatile, convenient and practical garden room/storage area or workshop.

Exterior

The outside space includes a long enclosed rear garden with a garden store, two large sea pebble terraces and a good size lawn. At the end of the garden there is a trellis fenced area with country style gate accessing an area with raised flower/vegetable beds for the green fingered buyers! Side access to the front of the property with off road parking for two vehicles. There is also a lower ground room currently used as a workshop accessed from the garden with a UPVC door and double glazed window, concrete floor and electric supply.



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: E

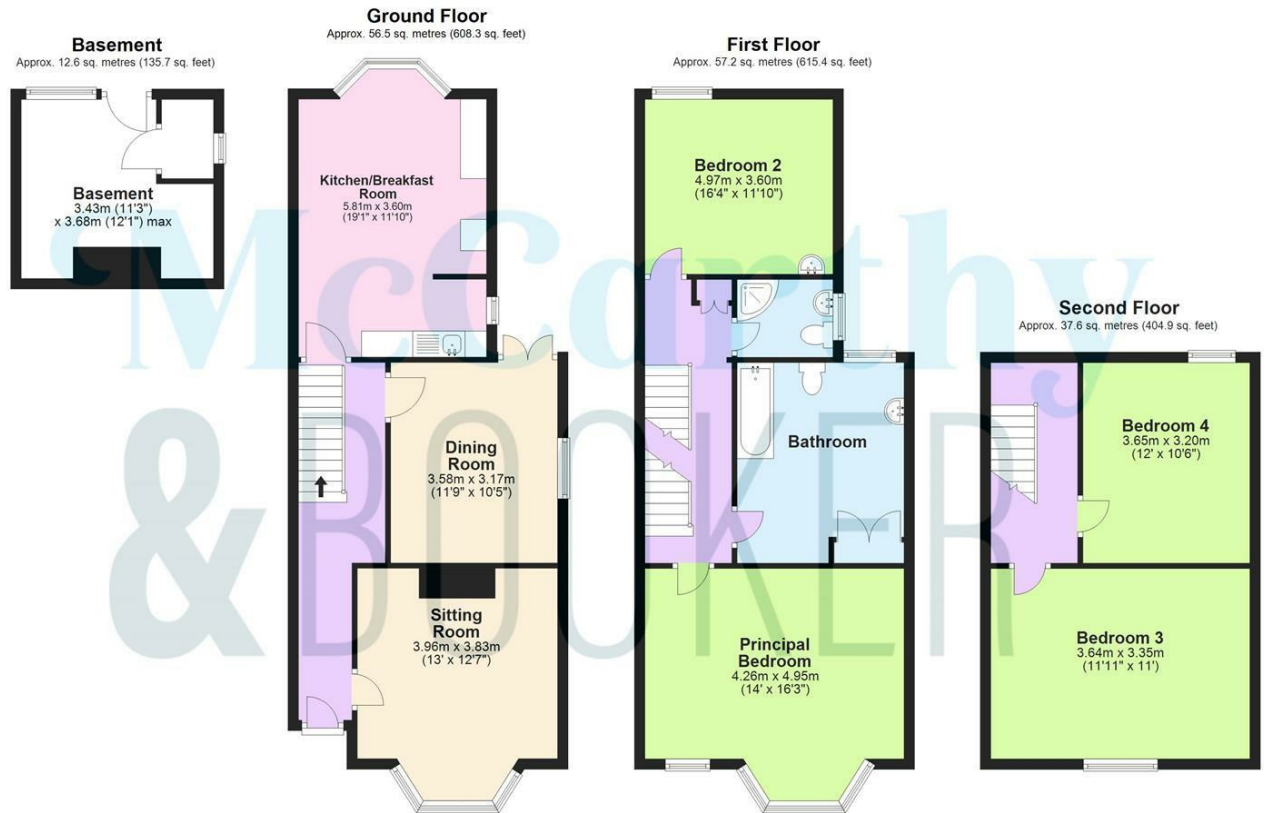
Viewing

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.



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