



13 Albert Street, Cowes, Isle of Wight, PO31 7ND

**Guide Price £325,000**



\*\*\*ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER\*\*\*

At delightful central Cowes cottage awaits its new owners! This charming Victorian terraced house is very versatile and boasts three/four bedrooms, one/two reception rooms, a loft room, modern kitchen and utility room.

Situated in a location that offers the convenience of being close to all amenities while still providing a peaceful retreat from the hustle and bustle of everyday life. One of the standout features of this property is the parking space for 2 vehicles, a rare find in such a central location along with a lovely long garden.

#### [A versatile terraced cottage with parking](#)

Located in central Cowes, this 3/4 bedroom home is over four levels and includes a modern kitchen and utility room, separate dining room, loft room and low maintenance garden.

Extremely well presented and with off street parking for two cars which is a great bonus for this friendly neighbourhood.

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### Interior

Beautifully presented throughout, this character cottage has charm and original features dotted throughout whilst having the addition of modern conveniences. Each floor has rooms that have versatile uses, making additional bedrooms, an office space or reception room.

#### Ground Floor:

The hallway leads to both the sitting room and a room currently purposed as an office but could possibly be another reception room/snug or bedroom, it has an exposed brick fireplace as a lovely feature.

There is a bright and cosy sitting room with a log burner nestled within a painted brick chimney breast and a patterned tiled hearth.

#### Lower Ground Floor:

A herringbone patterned vinyl flooring is throughout this level and contrasts beautifully in this very well designed kitchen with its pale blue base and wall units that form a 'U' shaped kitchen area, with a breakfast bar at one end. There are integrated appliances such as a 50/50 fridge freezer, oven, extractor fan and 4 zone hob with space/plumbing for a dishwasher. The tall pantry has useful power sockets within.

There are double patio doors leading into the garden and a utility room is found crossing the original stone threshold. This houses the gas boiler, has space and plumbing for a washing machine and a tumble dryer and continues into a useful cloakroom.

The final room is currently a dining room which has been damp proofed and refloored.

#### First Floor:

This level has two bedrooms, one a single/nursery and the other a generous double with a feature fireplace, a purpose built in wardrobe and an understairs cupboard. The monochrome bathroom is beautifully tiled and includes a bath with overhead shower, wc and wall hung vanity unit with basin. A hallway door leads to the upper floor.

#### Second Floor:

A lovely room with great views out over the town. It has undereaves storage and a built in cupboard and makes a fabulous office space but is large enough to fit a double bed.

### Exterior

A lovely low maintenance rear garden that is well kept with mature plants and trees. It has a decked area for relaxation that leads onto to a shingle area, the garden store and further onto two parking spaces that are accessed from Moorgreen Road.



## 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 you can find the Red Funnel car and passenger ferry to the mainland.

## Further Information

Tenure: Freehold

EPC: D

## Viewing

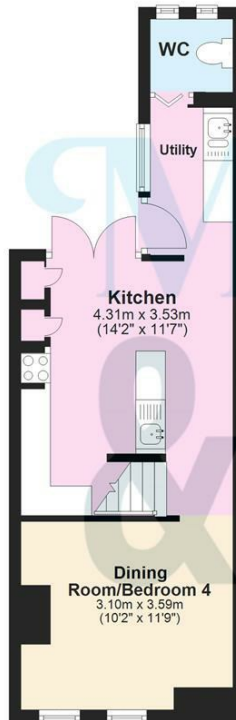
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

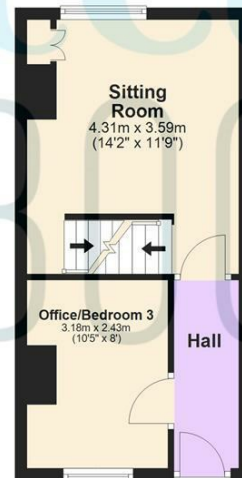
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor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

**Lower Ground Floor**  
Approx. 32.7 sq. metres (351.8 sq. feet)



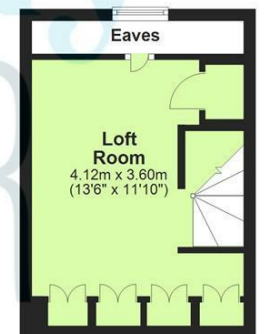
**Ground Floor**  
Approx. 27.4 sq. metres (294.8 sq. feet)



**First Floor**  
Approx. 27.6 sq. metres (297.4 sq. feet)



**Second Floor**  
Approx. 17.2 sq. metres (185.2 sq. feet)



Total area: approx. 104.9 sq. metres (1129.2 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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