



McCarthy  
& BOOKER

34 St. Andrews Street, Cowes, Isle of Wight, PO31 7DF

**Guide Price £197,500**





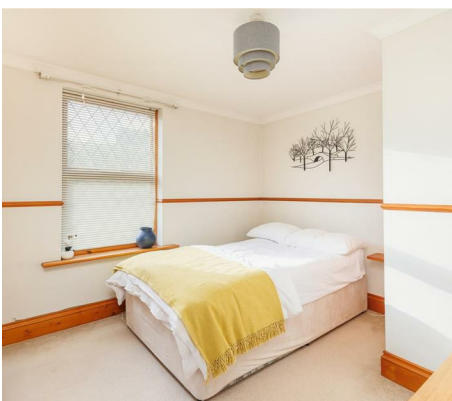
This terrace cottage is conveniently situated and is being offered to the market CHAIN FREE. Situated a short walk to Cowes town, viewing is recommended to appreciate this well presented cottage which benefits from useful attic room and easily maintained courtyard garden.

This charming mid terrace cottage is situated in a convenient location a short stroll into Cowes town and an even shorter walk to the floating bridge for easy access to East Cowes.

Tasteful decorated, this property is well presented with low maintenance courtyard garden. Viewing is highly recommended.

## Ground floor

Part glazed front door leads into the open plan living/dining area which is divided by timber stairs. The living area has an attractive feature fireplace with tiled surround and gas fire. A double glazed window overlooks the rear, providing a light and airy space, ideal for dining. There is an archway leading to the kitchen which is well fitted with a range of modern cream coloured floor and wall mounted units, there is space and plumbing for washing machine and fridge freezer. A door leads to the rear courtyard garden.





### First Floor

On the first floor is a double bedroom with a useful storage cupboard and aspect to the front. There is a really good sized shower room which is half tiled and fitted with a modern suite comprising large shower cubicle, WC and wash hand basin. A useful storage cupboard houses the Vaillant combination boiler.

Staircase from the landing leads to:

### Second floor

On the top floor is a lovely double attic room with Velux window and radiator. Access to roof space.

### Exterior

To the rear of the property is a low maintenance courtyard garden, ideal for enjoying a glass of wine of an evening.

### 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

Council Tax Band: TBC

Heating: Gas central heating via Vaillant combination boiler.

### 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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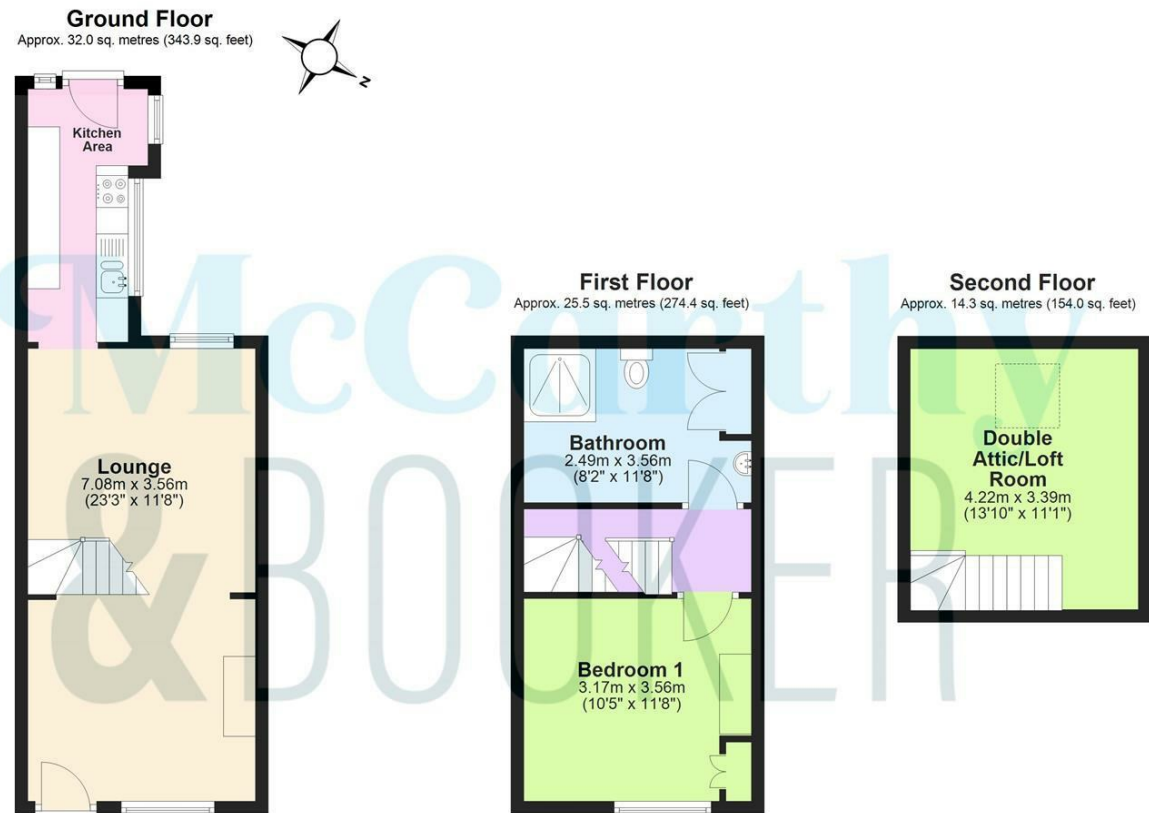
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Total area: approx. 71.7 sq. metres (772.3 sq. feet)

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