



McCarthy
& BOOKER

23 Tennyson Road, Cowes, Isle of Wight, PO31 7QA

Guide Price £240,000



A delightful terraced period property offering a blend of character and modern living. There are two spacious reception rooms, two well proportioned double bedrooms - one with access to a loft room. This is a very well presented home, over three storeys and has a low maintenance garden with rear access.

A two bedroom terraced period property

Over three storeys, this delightful cottage has two reception rooms, modern kitchen and a low maintenance garden with rear entrance.

With a lovely outlook towards the river, this well presented home is a short walk into Cowes High Street, needs no work and is ready to move into.

Interior

Well kept and presented, this is a lovely example of a period property with the cosiness of a cottage but being bright and airy due to the high ceilings and tall windows typical of the era.

Ground Floor:

Entering into the light dining area, complete with wooden flooring that flows through to the kitchen, this lovely room has a feature fireplace and bay window. The kitchen is modern and stylish and bathed in daylight, it has light sage coloured kitchen units that complement the tiles and the thick wooden worksurface which also forms a breakfast bar. Within the cupboards are an integrated dishwasher and space for a freestanding oven. There are fabulous views to be had looking out towards the river.

Lower Ground Floor:

On this level is a cosy sitting room complete with a log burner, recessed into the chimney breast, with a oak mantelpiece above.

The bright half tiled family bathroom has both a bath, with a hand held shower attachment, and a tiled walk in shower cubicle. A separate cloakroom with the wc is in the adjacent room, along with space and plumbing for a washing machine.

The rear porch is a very convenient area for outdoor shoes/clothing, as well as having a cupboard housing the boiler. This glazed room is an 'indoor/outdoor' spot to relax and enjoy the peace and quiet.

First Floor:

This floor has two good sized double bedrooms both with feature fireplaces and the rear bedroom having wonderful views out to the river and being the access point to the loft room.

Loft Room:

Accessed via a ladder, this bright room has two velux windows that show the lovely views, under eaves storage and is currently used for storage and a yoga area.



Exterior

The front area is low maintenance shingle with space for refuse bins, the low wall is topped by a white painted metal rail.

A lovely rear garden with a paved patio and a lawn with stepping stones that lead to the garden store, a pergola and rear gate.

Fenced on three sides with plants dotted around the edges that include a mature jasmine bush, this quiet garden is a perfect place to relax.

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

Council tax band: B

EPC: C

Gas central heating via a Vaillant boiler

Mains gas, electricity, water and sewerage

Double glazed except for bathroom window

Broadband predicted max: Download 1800 mbps Upload 900 mbps



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.

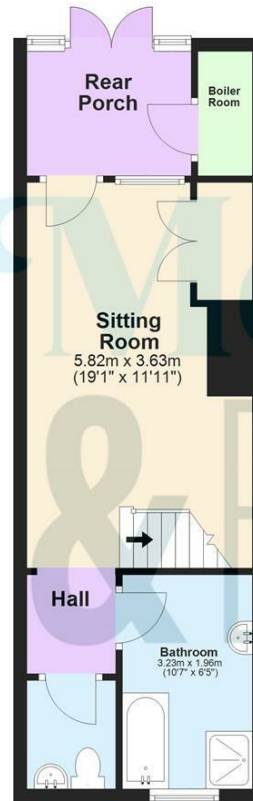
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We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon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

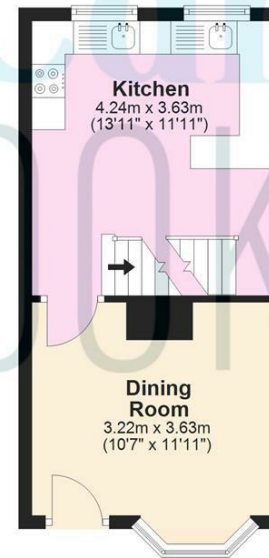
Lower Ground Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Ground Floor

Approx. 27.6 sq. metres (297.3 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.4 sq. feet)



Total area: approx. 95.6 sq. metres (1028.5 sq. feet)
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