



McCarthy  
& BOOKER

14 The Chandlers, Cowes, Isle of Wight, PO31 7FG

**Guide Price £340,000**





\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

A semi-detached three bedroom home in a residential area of Cowes. With a sitting room, large conservatory, kitchen/diner and two bath/shower rooms, this CHAIN FREE home also has a garage, off road parking and low maintenance garden.

## A well presented three bedroom semi-detached home

Tucked away in a peaceful residential cul-de-sac. Boasting a bright and neutral interior, versatile living spaces and low maintenance gardens, this property is ideal for families, couples or those looking to downsize. Ready for immediate occupation and offered chain free, this is a fantastic opportunity to acquire a home that's both practical and welcoming.

## Interior

Bright and airy throughout, this neutrally decorated home is perfect to move straight into but is also ready to put your own stamp on it.

Entering into a hallway that has a convenient cloakroom and a staircase rising to the first floor, you follow through into a generous sitting room. This relaxing room, with a built in storage cupboard, looks out into the rear garden through a large window and patio door that floods the room with natural light. From here you pass through to the large modern kitchen/diner that has ample workspace, four ring gas hob, oven, room for a tall fridge freezer and space/plumbing for a dishwasher and washing machine. Double patio doors keep this room bright and light and lead to a spacious conservatory, with low brick walls, ideal for use as another dining area, second lounge, games room or home office. A highly versatile space.

## First Floor:

Two well-proportioned double bedrooms and a further single bedroom, all light and airy. The principal bedroom has an ensuite shower and double deep built in wardrobes.

The contemporary family bathroom has a bath with overhead shower, wc and basin. Within the hallway is access to the loft as well as having a useful cupboard that houses the gas boiler.

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### Exterior

A generous block paved front garden, with off-road parking for 4-5 vehicles, leads to the main entrance door and to a garage, that offers excellent storage, workshop space or secure parking.

The low maintenance rear garden has plenty of paved patio area and decorative shale ground cover and is ideal for alfresco dining and relaxing in this quiet and secluded outside space. There is also a high rear gate that gives access to the recreation ground.

### 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: C

Council tax band: C

Double glazed throughout

Mains gas, electricity, sewerage and water

Broadband max predicted: Download 1800mbps Upload 900mbps

Loft partially boarded

Burglar alarm system



## 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.

