



87 Park Road, Cowes
£385,000



Megan Baker
Estate Agents



Megan Baker
Estate Agents

87 Park Road, Cowes

£385,000

Positioned with good access to the local schools; parks and main bus routes, this substantial family home offers good sized rooms, warmed by gas central heating. Although in need of some modernisation and upgrading, the home has some lovely period features and provides three large reception rooms; kitchen in need of re-fitting; three double bedrooms; family bathroom and separate shower room. There is a good sized, rear garden as well as handy sheds.

The home offers exciting potential to make your own with options to extend/change the layout subject to necessary works and permissions.

Freehold. Council tax Band - D. EPC - D-55

Steps up to storm porch with wooden door to:

Entrance Hallway:

A good sized entrance to the home with understairs storage; stairs to the first floor and panelled doors to:

Sitting Room:

12'11" + bay x 11'11" (3.95m + bay x 3.64m)

With sash bay window to front; tall ceiling with ornate period coving and picture rail. A focal point to the room is provided by a handsome period fireplace.

Snug/Study:

11'11" x 11'10" max (3.64m x 3.63m max)

A centrally placed and flexible second reception room with fitted shelving to each chimney recess. Sash rear window.

Dining Room:

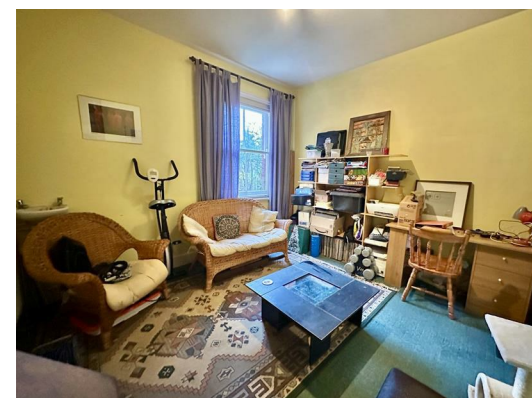
11'10" x 11'10" (3.63m x 3.62m)

Set adjacent to the kitchen, with window to the side, this family dining room has a handsome fitted dresser to one wall and a handy built in cupboard to one chimney recess. Door to:

Kitchen:

11'11" max x 11'2" max (3.65m max x 3.42m max)

In need of re-fitting, but a good sized room





with a range of cupboards with sink unit and giving spaces for appliances. External door and window to side.

Stairs to:

First Floor Landing:

A super space with access to the loft and wooden panelled doors to:

Bedroom One:

13'0" max x 11'11" (3.98m max x 3.65m)

A good sized double bedroom with sash front window with coloured glass top lites, offering a roof top view over Cowes.

Bedroom Two:

12'0" max x 11'10" (3.66m max x 3.63m)

A second double bedroom with pretty feature fireplace; fitted cupboards to one chimney recess and sash rear window.

Bedroom Three:

12'0" x 11'3" max (3.66m x 3.45m max)

A third double bedroom with period feature fireplace and fitted wardrobe and shelving. Rear sash window.

Bathroom:

8'7" max x 8'2" max (2.63m max x 2.5m max)

Fitted with white suite of bath with shower over; WC and wash hand basin. Feature fireplace and sash side window.

Separate WC:

5'3" max x 2'11" max (1.61m max x 0.9m max)

With white WC and sash side window.

Shower Room:

5'10" max x 5'4" max (1.80m max x 1.65m max)

Set to the front of the home, fitted with shower enclosure and vanity bowl wash hand basin. Sash front window.

Gardens:

The home has gardens to the front, with side access to the rear garden. This is of a good size, with mature shrubs and trees.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Megan Baker
Estate Agents

Arrange a viewing
Call us on 01983 280555

Love this property and want to see more?
Email: hello@meganbakerestateagents.com

Pop in for a chat
Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
Made with Metapix v2.025

