



9 The Green, Cowes
£230,000



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Situated in a great location with schools nearby and positioned opposite the green, this property offers a buyer the opportunity to put their own stamp on it, whilst being liveable in its current condition. The home welcomes you with an open plan design downstairs, consisting of a large living area and dining room with sliding door to a sunny conservatory. The kitchen sits to one side with an additional door to the rear garden. Upstairs, the home has three bedrooms - with the large main bedroom at the front with a wall of windows looking to the green. The upstairs is completed with a family bathroom. The pretty rear garden has gated pedestrian access along the pathway to the en-bloc garage and as the home is offered chain free, it would make a very appealing first home. Freehold. Council Tax Band - B. EPC -D-65

UPVC double glazed door to:

Entrance Hallway:

5'7" max x 5'3" max (1.71m max x 1.61m max)

A light and welcoming entrance hall with stairs to first floor and door to:

Living Room:

15'7" max x 12'1" max (4.75m max x 3.69m max)

With large window to front, decorated in soft cream tones, this wonderfully light room has a pretty fireplace surround and handy under stairs storage cupboard. Opening to:

Dining Room:

7'11" max x 8'1" max (2.43m max x 2.48m max)

Flowing through from the living room this

additional living space has another handy storage cupboard, UPVC double glazed patio door to the conservatory and sliding door to:

Kitchen:

10'5" max x 6'11" max (3.18m max x 2.11m max)

Fitted with cream fronted wooden units with mottled worktops over; electric cooker with extractor hood over and spaces for fridge/freezer and washing machine. Stainless steel sink unit and UPVC double glazed door leading to the garden.

Conservatory:

8'3" max x 5'4" max (2.52m max x 1.65m max)

A pretty additional space with a view and access to the garden, UPVC double glazed door leading to garden.





First Floor Landing

A wonderfully light landing space with built in storage cupboard and door to:

Bedroom One:

15'0" max x 9'3" max (4.58m max x 2.83m max)

With UPVC double glazed window spanning the length of the room, with views overlooking the green, a lovely bright double bedroom. Handy alcove space - perfect for wardrobes.

Bedroom Two:

9'3" max x 8'8" max (2.83m max x 2.66m max)

Another double room with UPVC double glazed window to rear and storage cupboard housing the gas fired combination boiler.

Bedroom Three:

8'1" x 5'11" (2.47m x 1.81m)

A single room or study with UPVC double glazed window to rear.

Bathroom:

6'11" max x 5'9" max (2.12m max x 1.77m max)

Fitted with white suite of WC; wash hand basin and bath with electric shower over. Opaque UPVC double glazed window to side.

Rear Garden:

A mature garden with a decking area below which is a lawned garden, bordered by richly stocked mature beds with trees and shrubs. A pathway leads to the pedestrian access and

pathway to Mountbatten Avenue and to the en-bloc garage.

En-Bloc Garage:

A en bloc garage with up and over door sits to the rear of the home and has vehicular access from Mountbatten Avenue.

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

Love this property and want to see more?

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Email: hello@meganbakerestateagents.com

Pop in for a chat

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Energy Efficiency Rating		
Potential	Current	
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		65
Potential		87