1 Brooklyn Cottages Worsley Lane, Gurnard, Isle of Wight, PO31 8JS

Guide Price £210,000

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McCarthy & BOOKER

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NEW PRICE
Sweet Cottage ~ Peaceful location ~ Short Walk to the Village Green & Beach ~ Chain Free

Selling Homes Across the Island With Hard Work and a SMILE :)

A pretty secluded two bedroom cottage

This semi-detached cottage is tucked away in a quiet lane with no through traffic. There is a separate sitting room, kitchen and bathroom with a low maintenance front and rear garden, this delightful home has the bonus of being CHAIN FREE.

Interior

A charming and characterful home with stripped wooden flooring throughout and an abundance of light flooding into all rooms.

Ground Floor:
The porch leads through to the cute sitting room which has built in shelving and a log burner which is recessed within the chimney breast and sits on a light stone hearth.
A rustic kitchen is bright and airy with a pantry and a freestanding cooker sat within the chimney space. There is space and plumbing for a washing machine and a small convenient breakfast bar.
From the kitchen there is a rear lobby with useful hanging space for coats and a door that gives access to the side passageway. The final room at the rear of the house is a bathroom with bath and overhead shower, basin, wc and cupboard that houses the boiler and has storage space.

First Floor:
Two spacious double bedrooms both with stripped floorboards and original feature fireplaces. The bedroom over looking the front of the property also has a built in wardrobe.

Exterior

A low picket gate, set between high hedging which meets to form an archway, and opens to a paved front garden. This is surrounded by mature plants and trees and leads to the porch and main entrance door.

There is a side passageway to the rear garden that is peaceful and private with a small patio, lawned area and a useful garden store. This outside space is a delightful retreat to listen to the birdsong and relax.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance

Further Information

Tenure: Freehold
EPC: D
Council tax band: B
Double glazed
Mains water, gas, electricity and sewerage
Gas central heating via Worcester boiler
Broadband max predicted: Download 1800mbps Upload 900mbps

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.

Total area: approx. 56.4 sq. metres (606.8 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
Plan produced using PlanUp.

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