

14 York Street, Cowes, Isle of Wight, PO31 7BS

Guide Price £160,000

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McCarthy & BOOKER

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Terraced period property ~ Two double bedrooms ~ Two reception rooms ~ Courtyard garden ~ CHAIN FREE ~ Cash purchase only

Period two bedroom cottage in a great location

Situated just a short stroll from the High Street and mainland transport links, this two-bedroom mid-terrace cottage presents an excellent opportunity for buyers looking for a property to modernise and make their own, whether you are looking for a renovation project, an investment opportunity or a centrally located home to personalise. Along with two reception rooms and a courtyard garden this property has great potential and welcomes cash buyers.

Interior

Requiring renovation and updating throughout, the cottage offers a blank canvas for someone with vision to create a lovely home, with the potential to add both comfort and value over time. Retaining some traditional features, including fireplaces in both reception rooms, this is a property with scope to put your own stamp on.

Ground Floor:
The ground floor offers two separate reception rooms, both featuring fireplaces, with the dining room benefiting from a feature stove. Built-in cupboards beneath the staircase provide useful additional storage. To the rear is the kitchen, which leads directly out to the enclosed courtyard garden.

First Floor:
There are two double bedrooms, with the front bedroom enjoying glimpses of the famous Union Jack-emblazoned Wight Shipyard building, a familiar landmark within Cowes. The bathroom completes the first-floor accommodation and offers further scope for updating to suit individual tastes and requirements.











Exterior

To the rear is an enclosed courtyard garden, providing a useful outdoor space with a garden store. There is also an outside WC.

Cowes

This particular property is within minutes walk of the high street and the foot passenger route to Southampton with the floating bridge to East Cowes and the car ferry link, in the opposite direction. Useful for commuting to the mainland for work or pleasure.

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

IMPORTANT NOTE: CASH BUYERS ONLY
Due to the construction of the property, which includes some single-skin walls, we are seeking cash buyers only. Interested purchasers should make their own enquiries regarding the construction and any implications for future lending.

Tenure: Freehold
EPC: D
Council tax band: B
Gas central heating via Vaillant boiler
Mains water, gas, electricity and sewerage
Loft with access via integrated ladder





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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. 65.9 sq. metres (709.2 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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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk