

Nutcroft, 96 St. Marys Road, Cowes, PO31 7SS

Guide Price £325,000

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This 2 bedroom character property is situated a short walk from the bustling centre of Cowes and has the added benefit of off road parking - a real bonus for so close to town! The house has been sympathetically renovated whilst retaining orginal features, viewing is highly recommended!

An end of terrace property in the heart of Cowes

Situated within a short walk to all the of the amenities that the town has to offer, this pretty period property is ideally located. With two double bedrooms, 2 reception rooms and low maintenance garden, Nutcroft also has the added benefit of off road parking, a real bonus so close to the town centre.

Interior

The property has been modernised to provide a comfortable and stylish home whilst also enjoying all the hallmarks of a period property with high ceilings, lovely fireplaces and picture rails.

A front door with beautiful stain glass inserts opens to the entrance hall with practical Amtico flooring and half panelled walls. The sitting room has a double glazed bay window with 'Plantation' shutters to the front, a lovely fireplace, and Amitico flooring continuing from the entrance hall..

The second reception room is currently used as a formal dining room and enjoys a bay window to the side aspect with a built in seat which provides useful storage. There is another attractive fireplace.

The kitchen is fitted with a good range of cottage style wooden cupboards with black granite counter tops, wooden floorboards and a hand door to access the courtyards garden There is a built in oven with gas hob and extractor. A separate utility area has a flagstone floor and space and plumbing for washing machine and dishwasher, tumble dryer and additional fridge or freezer.











First floor

On the first floor are two double bedrooms, t he main bedroom has built in wardrobes with two lovely arched double glazed windows and an ornate fireplace, the second also a double and with an attractive fireplace.

A large shower room has been thoughtfully fitted with walk in 'wet room' style shower with rain fall shower head and hand held shower attachment, heated chrome towel rail and under floor heating. There are full length mirrored cupboards providing useful linen/toiletries storage and housing the Vaillant combination boiler.

Exterior

To the front of the property is a raised terrace area and wrought iron railings, which flow around to the rear and side garden which is secluded and a courtyard style with plenty of space for a table and chairs for relaxing outside on sunny days. Steps lead to a further patio area with access to a substantial and secure brick built workshop with light and power, butler sink and additional WC.

There is off road parking for one car to the side of the property - a huge bonus so close to Cowes town centre!

Further Information

Tenure: Freehold

EPC: E

Council Tax Band: B

Gas central heating via Vaillant combination boiler.

Mains gas, electricity, water and sewerage.

Loft access via pull down ladder which is insulated and boarded.

Broadband Max download 1800 max upload 900

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 which is a short walk from the property, 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





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& 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.

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. 84.1 sq. metres (905.7 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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