

McCarthy
&BOOKER



87 Victoria Road, Cowes, Isle of Wight, PO31 7JL



A character period property, located within a short walk into Cowes High Street. Three bedrooms, two bath/shower rooms and two large reception rooms. Bright and airy, this lovely home is ready to move into and must be viewed!

A semi-detached period property with three bedrooms

This lovely example of a character home that has two connecting large reception rooms, long kitchen and conservatory. There is a shower room and separate bathroom, along with a garden with rear access to nearby Fellows Road.

Interior

This very bright and airy home has stripped wooden floorboards, some painted, throughout the ground floor. There are traditional high ceilings and large windows which allows light to flood in, with most rooms having plantation style shutters. Decorated in a neutral palate, this adds to the spacious feeling throughout the house.

Ground Floor:

A long hallway leads to two interconnecting reception rooms and a kitchen. The staircase, with playful coloured risers, leads up to the first floor.

The sitting area has lovely views out across the town from the bay window and in one corner, upon a slate hearth, is a modern log burner that gives a stylish element to this generously sized room.

Following through to the rear, there is a wall of floor to ceiling shelving that adds both a practical and chic feature, there are also double patio doors that open to the garden.

The kitchen has stripped wooden flooring which complements the oak worksurface that flows around the room. There are a range of cream base and wall units with space and plumbing for a washing machine and dishwasher, space for a tall fridge freezer and a six burner range style cooker. This sizeable kitchen has space for a dining table and gives access to the conservatory which leads to the garden.

First Floor:

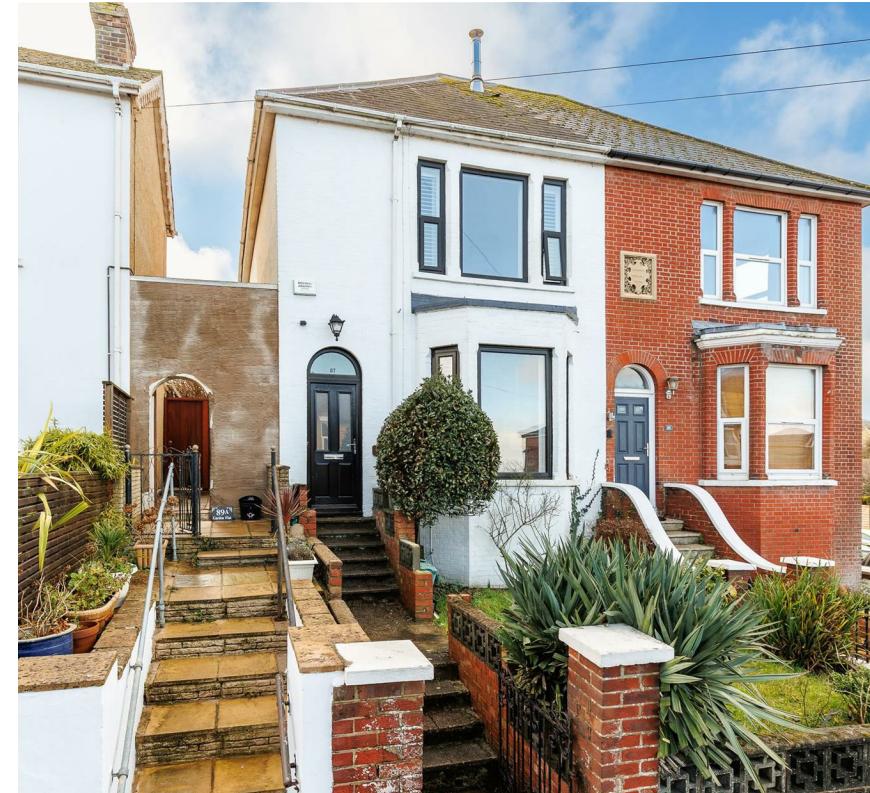
On this level are three bedrooms, a shower room and family bathroom. One double bedroom has built in cupboards, one housing the Gledhill water cylinder. The other two are larger double bedrooms with one having built in cupboards and looking out to the rear garden with the principal bedroom at the fore having lovely sea views. The family bathroom is modern with a sky light, bath with overhead shower, wc and basin. There is a very convenient separate shower room with modern tiling throughout, wc and basin.

Exterior

The front garden is grassed with mature planting and has a flight of steps up to the modern entrance door.

At the rear is a good sized garden with decking adjacent to the property that reaches a lawn with a paved pathway to the garden store at the end. There are mature shrubs and plants around this pretty outside space and it has rear access through a wooden gate.

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Guide Price



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 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

Tenure: Freehold

EPC: D

Council tax band: C

Double glazed throughout

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Mains gas, electricity, sewerage and water

Loft access via ladder, partially boarded and with light

Gas central heating via Vaillant boiler



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

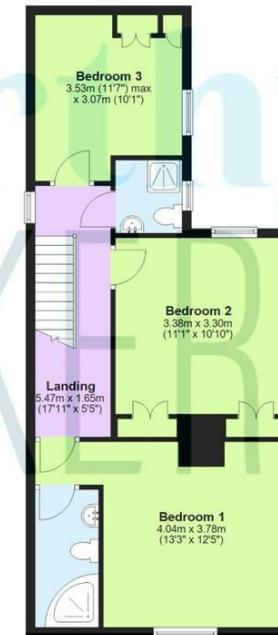
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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.

Ground Floor
Approx. 66.1 sq. metres (712.0 sq. feet)



First Floor
Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.3 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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