

McCarthy
& BOOKER



111 Baring Road, Cowes, Isle of Wight, PO31 8DS

Guide Price £635,000



****ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY AND BOOKER****

A spacious home in a great location close to amenities and a short walk to Cowes High Street. This detached property with four double bedrooms, three receptions and two bath/shower rooms, would benefit from upgrades to make it your dream home. A great opportunity that has off road parking, a double garage and is CHAIN FREE.

A substantial family home with 4 double bedrooms

Located in the desirable Baring Road, this property has huge potential and would benefit with upgrades and modernisation. There are three large reception rooms which have versatile uses, a good sized kitchen, utility and internal access to the double garage. There is off road parking for many vehicles and front and rear gardens, all found in an excellent location for schools and a close walk into Cowes town. Don't miss this great opportunity!!

Interior

This home has generous sized rooms throughout and it is a fabulous opportunity to renovate and modernise this property and make this into your dream home.

Ground Floor:

The hallway leads to a convenient cloakroom and all the rooms on this level. Currently there is a large study/office, a dining room with hatch to the kitchen and a sitting room with large sliding patio doors opening to the garden. The kitchen has an array of wall and base units and a peninsular breakfast bar. Leading off the kitchen is a rear lobby that gives access to the garden, the internal double garage and a utility room with space and plumbing for a washing machine and tumble dryer. Within the spacious garage is the Veissmann boiler.

First Floor:

An open tred staircase leads up to the hallway with an airing cupboard and access to the loft.

The four double bedrooms are all light and bright with three of them having built in wardrobes and the principal bedroom having an ensuite shower room. The family bathroom which is fully tiled, has a modern white suite with wc, a vanity unit containing a basin and a bath that has an overhead shower.



Exterior

The large shingle driveway is reached via a five bar gate and has access to the double garage, a grassed area with surrounding mature shrubs and bushes and the side entrance to the rear garden.

This back garden is a good sized, private outside area with a raised paved patio area, lawn and mature trees and bushes around the boundaries.

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: G

Gas central heating via Veissmann boiler

Mains electricity, gas, water and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Partially boarded loft



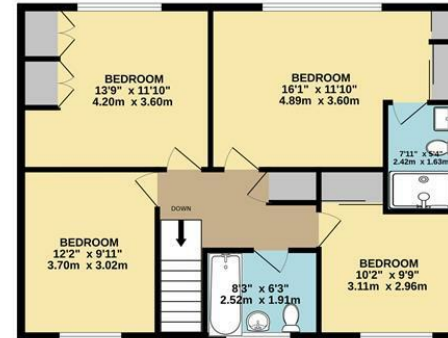
Viewing

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.

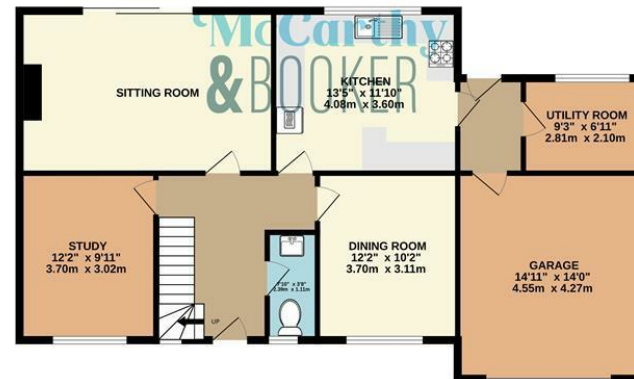
Disclaimer

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.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.

TOTAL FLOOR AREA: 1824 sq.ft. (169.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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