

McCarthy  
& BOOKER



30 Cross Street, Cowes, Isle of Wight, PO31 7TD

**Guide Price £295,000**

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A three storey period property in central Cowes, with all amenities yards away. Three bedrooms, open plan kitchen/dining room and a separate sitting room with a courtyard garden and the bonus of being CHAIN FREE!

## A three storey mid terrace house

Conveniently located a stones throw from the bustling town centre and Redjet for speedy links to the mainland; enjoying good sized accommodation with three generous bedrooms. Set over three floors, the property is immaculate and well presented throughout. Viewing is highly recommended. The property is being offered CHAIN FREE.

## Interior

### Ground Floor:

A shared passageway with original flagstone path provides access to the entrance door that opens to the inner lobby area, and open plan living space. The living room has a large window to the front, and includes a log burner set into an exposed brick fireplace as a cosy focal point. To the rear of the house is a lovely open kitchen/dining room which has natural light flooding through a window to the side and a small utility room at the end with space for a washing machine, dryer and fridge freezer with a side door giving access to the courtyard garden. The kitchen has a smart range of floor and wall mounted units with space for a cooker.

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#### First Floor:

Accommodation includes a good sized double bedroom to the fore, with a generous sized bathroom to the rear. The bathroom has a suite comprising a bath, WC and wash hand basin and additionally a large walk in shower.

#### Second Floor:

A Velux window provides a light and airy landing with two further generous double bedrooms.

#### Exterior

To the rear is a paved courtyard providing an ideal space to unwind. There is a side gate from the pathway providing useful access for bikes etc.

#### 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

EPC: C

Tenure: Freehold

Council Tax Band: C

Gas central heating



Mains electricity, water, gas and sewerage

Broadband max predicted: Download 1800 mbps

Upload 900 mbps

Double glazed throughout

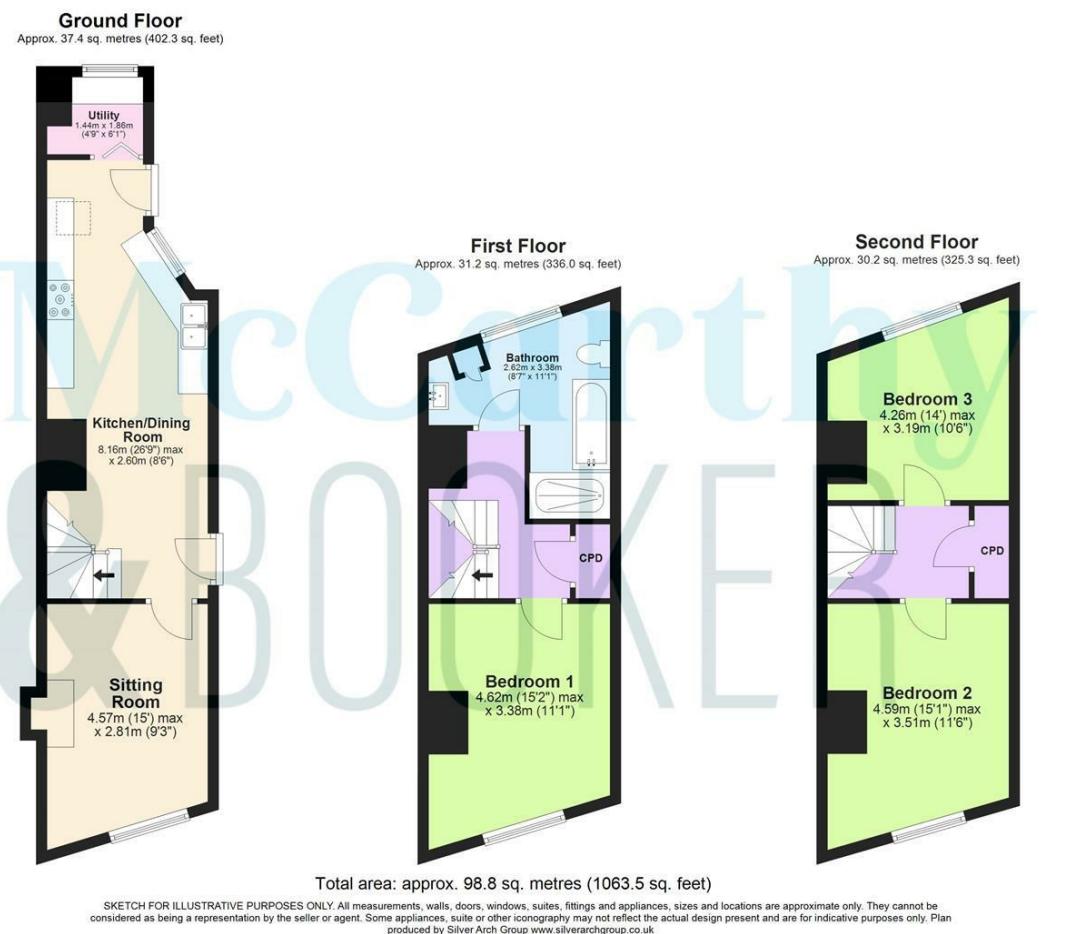
#### Viewing

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.



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