



10 Charles Road, Cowes
£325,000

 **Megan Baker**
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This beautifully styled, fully modernised bungalow is located in a popular position with access to the town centre and local green spaces. Offered with no onward chain, the home offers two bedrooms; a smart bathroom and a central sitting room with open plan links to the dining area and the gorgeous, integrated kitchen. The front of the garage provides storage, whilst the rear part provides a separate room - ideal as a study, with doors to the garden. The home has gas central heating; UPVC double glazing and parking to the front. The enclosed, sunny rear garden provides a sheltered haven to sit out an enjoy. Freehold. Council Tax Band - C. EPC D-66.

UPVC double glazed entrance door to:

Entrance Hallway:

A lovely introduction to the home, in fresh white decor and dark oak style flooring that flows through into the living areas. Access to loft, with pull down ladder; light and power; cupboard providing the washing machine and white flat doors with polished chrome handles to:

Sitting Room:

17'0" max x 10'0" max (5.19m max x 3.06m max)

In crisp white decor, this centrally placed room has a large window to side, and wide open plan links to both the dining area at the rear and the kitchen to the side. Graphite

fronted combined storage and shelving units sit to two walls, one of which showcases a sleek modern flame effect electric fire. Step down to:

Dining Area:

8'7" x 8'2" (2.63m x 2.50m)

With solid roof and glass lantern to let light flood in. The room has opaque windows along one side and large sliding patio doors to the rear leading to the garden. Internal side window to kitchen.

Kitchen:

13'5" max x 8'1" max (4.1m max x 2.48m max)

With a superb range of modern graphite push fronted units and pan drawers, topped by a





dark, slim worksurface. Integrated double oven; separate hob and stylish extractor hood; dishwasher and fridge/freezer. Windows to side and rear and external door to side passageway.

Bedroom One:

11'10" x 10'0" (3.63m x 3.06m)

In smart white decor with large front window, which has an oak panelled detailing around, creating a very attractive feature.

Bedroom Two:

8'9" x 8'9" (2.69m x 2.67m)

A smaller double bedroom, decorated to match bedroom one, with the large front window and feature oak style panelling.

Bathroom:

8'9" max x 6'6" plus shower (2.69m max x 2m plus shower)

Fitted with a chic white suite of WC; wash hand basin and bath, as well as a separate recessed shower enclosure. Opaque side window and deep cupboard housing the gas fired boiler.

Side Passageway:

15'9" x 3'2" (4.81m x 0.99m)

With UPVC double glazed external doors to the front and rear; access to the kitchen and separate door to:

Study:

10'2" max x 8'0" max (3.1m max x 2.45m max)

A superb extra room which has been created from the rear part of the garage, creating a great

study or music room. One wall of fitted cupboards and shelving and UPVC double glazed doors to the end which lead out to the garden.

Front Garden and Parking:

The home has a smart block paved driveway providing parking and leading to the front part of the garage, which has an up and over door, and provides storage. There is a gravelled garden to one side of the driveway with a rich variety of planting and trees. Gated side access leads to the:

Rear Garden:

A sunny, enclosed and private rear garden, which is laid to patio and lawn, with wide planted beds, stocked with mature shrubs and trees.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

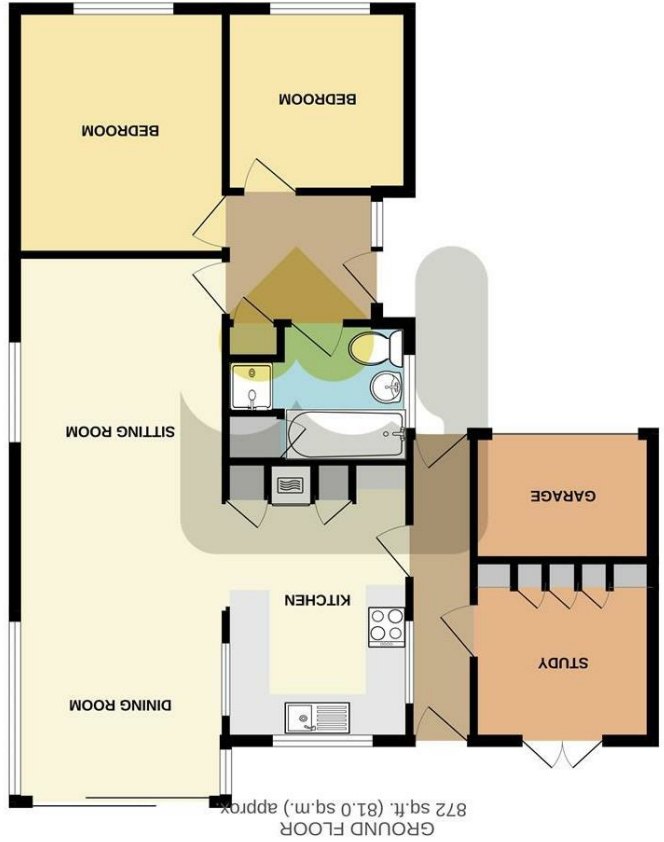


Pop in for a chat
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 Love this property and want to see more?



Energy Efficiency Rating	
Potential	Current
84	66
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas and appliances are approximate and should be used as such by any prospective purchaser. The broker, agent and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Mapbox ©2020