

252 Park Road, Cowes, Isle of Wight, PO31 7NQ

Guide Price £475,000

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McCarthy & BOOKER

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ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A charming period home on sought-after Park Road in Cowes, just a short walk from Northwood Park and the bustling town centre. Offering 2 reception rooms, kitchen/diner, 3/4 bedrooms, and scope to convert the attic (STP). Features a long garden, greenhouse, and driveway parking for two vehicles.

A Substantial Edwardian Semi Detached Home

This home is one of a handsome row of 14 similar properties along Park Road in Cowes. It enjoys close proximity to the park and is within strolling distance down hill to the busy sailing town of Cowes. Over 2 floors it has 2 reception rooms, kitchen/dining room, 3/4 bedrooms, bathroom and a potential to add a sizeable attic room. Outside is a beautiful long garden with a greenhouse and driveway parking for 2 vehicles.

Interior

Nestled on Park Road, this two-story Edwardian home has been cherished by its present owners for an impressive 40 years. The property exudes character and charm, boasting original features and a well-maintained interior and exterior.

Once inside, you will find two sizeable reception rooms on the ground floor, with the front room featuring a box bay window and beautiful original windows with recently upgraded secondary glazing, as well as a fireplace with a cosy log burner. The rear reception room offers a light welcoming space with double-glazed French doors opening out to the southeast-facing garden.

The kitchen/dining room is well-equipped and includes an original built-in dresser, providing ample storage and workspace. Additional features on the ground floor include an understairs cloakroom for added convenience.

Upstairs, the first floor accommodates two generous double bedrooms one to the fore and the other overlooking the garden, along with a further bedroom that has another leading off from it, both which have views across the long rear garden. The bathroom is tastefully appointed with a bath and shower over, WC and washbasin. There is loft hatch on the landing.

With original stained glass windows and entrance door, fireplaces, deep skirtings, high ceilings, cornicing, and picture rails, this home is a true gem filled with period charm. The intricate ironwork on the canopy over the entrance door and spindles on the staircase add to the property's unique character. Don't miss the opportunity to own this simply beautiful residence on Park Road.

Exterior

The exterior of the property is very elegant, with a long garden that catches the sun at various points throughout the day. Featuring mature shrubs and flowers, a brick store, and a greenhouse, the garden offers a tranquil retreat. Side access enhances convenience for outdoor maintenance.











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: D
Gas central heating via Vaillant boiler
Mains electricity, sewerage, gas and water supply
Broadband predicted max: Download 1800 mbps Upload 900 mbps
Double glazed throughout rear, secondary glazing to front to preserve original windows





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. 125.4 sq. metres (1349.5 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
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Plan produced using PlanUp.

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