

Saxonbury, 94 St Marys Road, Cowes, Isle of Wight, PO31 7SS

Guide Price £265,000

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McCarthy & BOOKER

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A period home in the heart of Cowes, with versatile uses of being a permanent home, holiday rental, lock and leave or crew rental property. With two bedrooms, two reception rooms, two bath/shower rooms and an extension containing a lovely kitchen with dining area. CHAIN FREE and a possible turnkey property.

A terraced period property in the heart of Cowes

Situated within a short walk to all of the amenities that the town has to offer, this character property is ideally located. A versatile property that could be a permanent home, 'lock and leave' or crew house.
With two reception rooms, two bedrooms and two bath/shower rooms this cosy home has a low maintenance rear courtyard garden. CHAIN FREE and a possible 'turnkey' property.

Interior

This property has all the period hallmarks of high ceilings, original fireplaces and tall windows but with a modern extension at the rear.

Ground Floor:
The hallway has a fully tiled floor which leads to the kitchen and dining area at the rear of the property. Off the hallway, with its understairs cupboard, are two reception rooms with the cosy sitting room at the front of the property having a bay window, original working fireplace and stripped floorboards. The family room has a recess in the chimney breast with space for a gas 'log burner' that is sitting on a grey stone hearth with an oak mantlepiece and pretty brick surround. There are built in shelves and a cupboard, making this a versatile room that could also be used as a dining room or downstairs bedroom.
The shower room, with its walk in shower cubicle, also has a convenient toilet and basin.
A bright and airy kitchen/diner has a thick wooden worksurface that flows between the light coloured wall and base units. Within this area is a four ring gas hob, electric oven and space/plumbing for a dishwasher and tall fridge freezer.

First Floor:
On this level are two bedrooms and a family bathroom.
Both bedrooms are double and are light and bright with ornate feature fireplaces . The rear bedroom has a single built in wardrobe and the front bedroom, with its arched windows, has both a large double built in wardrobe as well as a single.
The large family bathroom has the same light tiling as the hallway and includes a modern basin and vanity unit, wc, bidet and bath with overhead shower. Within this room is space and plumbing for a washing machine and tumble dryer along with a tall storage cupboard that houses the gas boiler.

Exterior

A short flight of steps leads to the storm porch and partly glazed entrance door, with a very low maintenance area to one side.
The rear garden path accessed from the kitchen area, is paved and leads up to a decked area, an ideal private area to sit and enjoy the peace and quiet.











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: C
Council tax band: B
Gas central heating via Heat Line Monza boiler
Mains gas, electricity, water and sewerage
Broadband max predicted: Download 1800 mbps Upload 900 mbps
Loft with Velux window and access via pull down ladder





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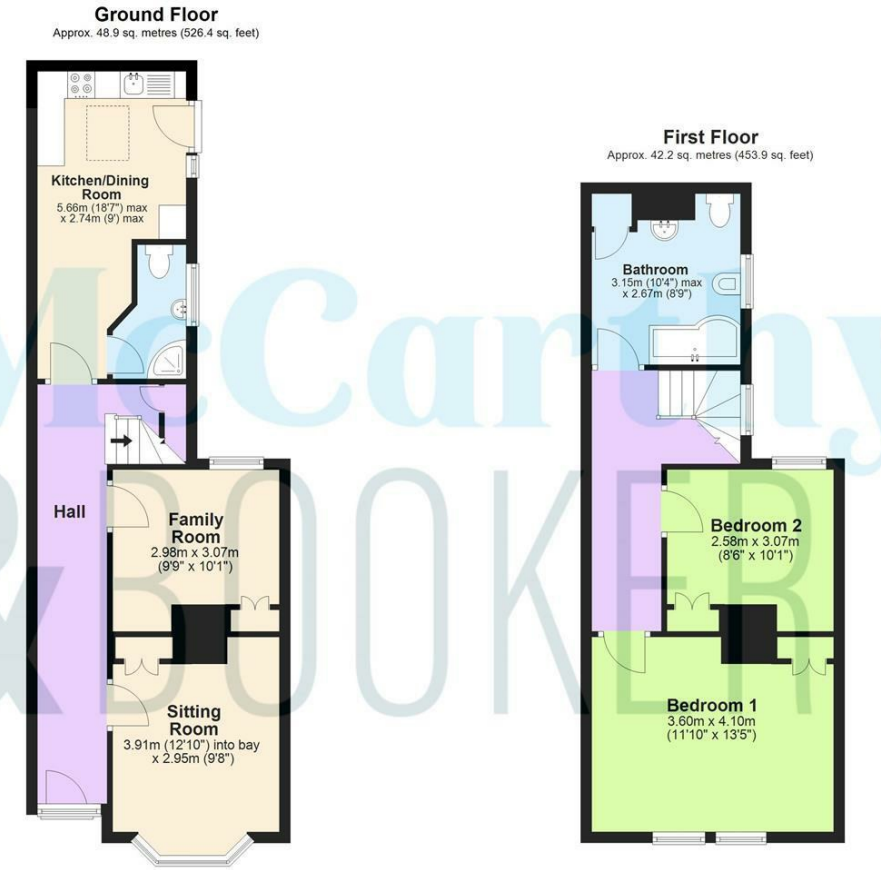
Viewing

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. 91.1 sq. metres (980.4 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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