

35 Victoria Road, Cowes, PO31 7JH

Guide Price £239,500

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McCarthy & BOOKER

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Period terraced home ~ Three storeys ~ Central position in Cowes ~ CHAIN FREE

A traditional period property with three bedrooms

Located in a very convenient area within a short walk into Cowes and being close to a bus stop for travelling further afield.
This character mid-terraced home is over three floors and has two reception rooms, a kitchen and a family bathroom along with a low maintenance rear garden and the bonus of being CHAIN FREE!

Interior

A great starter home which has had some recent upgrades such as new carpets and newly painted front and back exterior walls - making this home well presented and ready to move into.

Ground Floor:
Entering into the cosy sitting room that has space within the chimney breast and an oak floating mantlepiece above, this room leads through to a good sized separate neat and tidy dining room. At the rear of the property is a kitchen with cream wall and base units that has space for a washing machine, dishwasher and fridge freezer. There is also an integrated four ring gas hob and oven and within this light kitchen is the boiler and access to the rear garden.

First Floor:
On this level are two bedrooms and a family bathroom.
The principal bedroom can be found at the fore of the property with a single overlooking the rear garden, both are bright and light.
The family bathroom has a bath with overhead shower, a new wall hung vanity unit with basin and WC.

Second Floor:
A double bedroom with views out over the town of Cowes towards the Solent. This versatile room could also be a good sized office or study.











Exterior

At the front is a convenient area for storing refuse bins and bicycles.
The secluded rear garden is equally low maintenance with a raised lawned area that has a beautiful Blueblossom tree giving colour and shade during the warmer months along with a patio area for outside dining and socialising.

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: B
Double glazed throughout
Mains gas, electricity, water and sewerage
Broadband max predicted: Download 1800mbps Upload 900mbps
Loft area is partially boarded
Gas central heating via Worcester boiler





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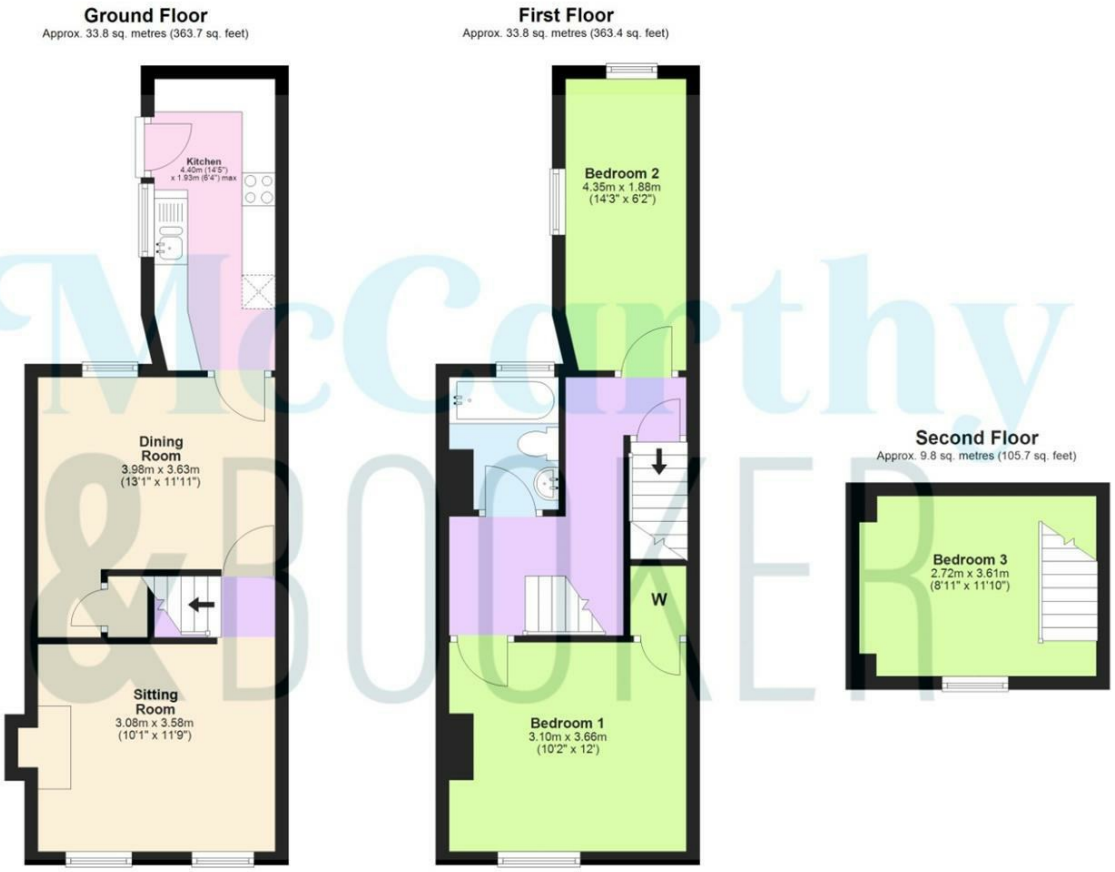
Viewing

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. 77.4 sq. metres (832.8 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
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